



FY 2011 AGENCY PLAN

Five-Year Plan — Fiscal Years 2011–2015

Annual Plan — Fiscal Year 2011

For questions or comments, please contact:

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Macon Housing Authority

2015 Felton Avenue • Macon GA 31201

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9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <ul style="list-style-type: none"> (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (**Note: applies to only public housing.**)

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that **approved and/or pending** demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.



Annual and Five-Year Plan • Fiscal Years 2011–2015

1.0 PHA INFORMATION

PHA Information: Macon Housing Authority
PHA Type: High Performing
PHA Fiscal Year Beginning: 01/2011

PHA Code: GA007

2.0 INVENTORY

Number of PH Units: 2,234

Number of HCV Units: 2,760

3.0 SUBMISSION TYPE

Five-Year and Annual Plan

4.0 PHA CONSORTIA Not applicable

5.0 FIVE-YEAR PLAN

5.1 MISSION State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years.

The mission of the Macon Housing Authority (MHA) is to add value to our community and the lives of those we serve through quality housing, support services, and community development.

5.2 GOALS AND OBJECTIVES Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

MHA has established the following Goals and Objectives to serve the needs of low-income, very low-income, and extremely low-income families in Fiscal Years 2011-2015.

Goal 1: Expand the supply of assisted housing.

- Apply for additional rental vouchers, when available.
- Leverage private and/or other public funds to create additional housing opportunities.

Progress Statement: MHA has been successful in its efforts to expand opportunities for assisted housing.

- *In June 2010, MHA submitted two applications for a total of 200 additional Section 8 vouchers for non-elderly persons with disabilities. If unsuccessful in obtaining these vouchers, MHA intends to reapply under a similar NOFA. Additionally, MHA intends to apply for other types of Section 8 vouchers when available and when applying for additional vouchers makes good business sense.*
- *In April 2010, MHA subsidiary In-Fill Housing, Inc. began moving families into Prairie Summit Apartments, a 72-unit affordable complex that In-Fill purchased. In-Fill secured a construction project and completely rehabilitated the property with new layouts, increased square-footage, new community space, and improved security and landscaping.*
- *In early 2010, In-Fill broke ground for a new 75-unit single family housing development which is a critical part of revitalizing a severely distressed inner city area in Macon. This subdivision will include a creative mix of public housing, Section 8 project-based assistance, and tax credit eligible tenants.*

MHA continues to make the expansion of affordable housing one of its primary goals and, as such, is prioritizing new developments for the upcoming year.

Goal 2: Operate Public Housing and Section 8 programs to industry standards.

- Obtain no less than Standard Performer designation based on the Public Housing Assessment System (PHAS).
- Obtain no less than Standard Performer designation based on the Section 8 Management Assessment Program (SEMAP).
- Operate all federally funded housing programs with no unresolved review findings carried over between reviews.
- Operate all MHA programs in compliance with all applicable fair housing and equal opportunity regulations.
- Maintain a Section 8 Administrative Plan and a Public Housing Admissions and Continued Occupancy Policy (ACOP) in compliance with current regulations.

Progress Statement: MHA achieved all stated objectives and even exceeded the Standard Performer designation for both PHAS and SEMAP by achieving High Performer in both. To the best of our knowledge, our Section 8 Administrative Plan and Public Housing ACOP comply with the latest regulations, including those which followed the passage of QHWRA.

Goal 3: Provide homeownership opportunities for low and moderate-income families.

- Assist the City and non-profit developers in their efforts to provide first-time homeownership.
- Operate a Section 8 homeownership program.
- Work with agency partners and others to provide homeownership opportunities to public housing residents, if and when available.

Progress Statement: To date, MHA has acquired 148 parcels for transmittal to developers of single family housing for first-time homebuyers, including MHA subsidiary In-Fill Housing, Inc., resulting in 96 new houses being built and/or sold to first-time homebuyers.

MHA completed both the HOPE 3 program and the 5(h) Program. The HOPE 3 program enabled 20 very low-income families to become first-time homeowners and resulted in significant improvements to a low income neighborhood. Through the 5(h) program, 15 public housing units were sold to low-income or very low-income first-time homeowners.

MHA has sold 7 of the original 25 homes in the previous HOPE VI Lease-to-Purchase Homeownership Program and will continue to work with residents to sell the remaining units. In the 2010 HOPE VI application, MHA plans to construct or rehabilitate approximately 90 single-family units. Initially, the units will be rental, with the intent to convert to homeownership some or all units under the Section 32 Homeownership program (75 units) or after the LIHTC compliance period (the remaining units).

Following a feasibility analysis for the Section 8 Homeownership program, our Board of Commissioners approved the program in October 2006. The first closing occurred before the end of the same year. To date, MHA has issued 5 Section 8 Homeownership Vouchers.

Goal 4: Operate federally funded housing programs in a fiscally responsible manner.

- Maintain PH operating reserves at a level of at least 30% of one year's total routine expenditures. This assumes adequate funding which is defined as 90% or more of Operating Fund eligibility; below that level, the objective is 20% of total routine expenditures.
- Maintain the Section 8 Administrative operating reserve to HUD standard levels when funding levels are appropriate.
- Operate without any unresolved fiscal audit findings carried over between fiscal audits.

Progress Statement: The MHA exceeded all stated objectives. Operating reserves for both Public Housing and Section 8 exceed target, and there are no unresolved fiscal audit findings carried over between fiscal years.

Goal 5: Provide a safe, opportunity-rich living environment in Public Housing neighborhoods.

- Provide opportunities for social and economic development, leading to increased self-sufficiency and independence for families, seniors, and the handicapped.
- If funding is provided, operate the Family Self-Sufficiency program for Public Housing and Section 8 residents.
- Maintain on-site services leases and MOA/MOUs with at least 15 agencies.
- Operate the Family Investment Center and the Buck Melton Community Center so as to offer the services of at least 10 agencies to a minimum of 500 people per year.
- Develop and maintain a system of resident participation and activities for each Asset Management Property.
- Implement and administer the ROSS Elderly/Persons with Disability program and the ROSS Family Homeownership program to 50 or more public housing residents.

Progress Statement: The MHA achieved all stated objectives. The Family Investment Center, Family Self-Sufficiency program, Resident Opportunity and Self-Sufficiency (ROSS) program, programming through cooperating agencies, and resident programming are all offered as described in the objectives.

Goal 6: Impact homelessness.

- Maintain a local homeless preference system and referral MOUs with local agencies.
- Operate Grove Park Village as a 40-unit permanent supportive housing development.

Progress Statement: The MHA provides a local homeless preference system and referral MOUs with local agencies. Using non-public housing funds, MHA developed and successfully operates Grove Park Village, a 40-unit permanent supportive housing complex for formerly homeless families with a mental health and/or substance abuse history.

Goal 7: Maintain the Public Housing physical plant in no less than satisfactory condition.

- Obtain PHAS unit inspection score of no less than 20 points under the current PHAS system.
- Complete all preventive maintenance routines in accordance with system plan.
- Complete 99% of emergency work requests within 24 hours.
- Complete 90% of non-emergency work orders before year-end.
- Expend Capital Fund Program funds within four years of award.

Progress Statement: The MHA achieved all stated objectives. The most recent PHAS physical score (FY 2009) was 26 of 30 possible points. All targets for preventive, emergency and non-emergency maintenance work were met. All capital fund program funds are expended within four years of allocation.

6.0 PHA PLAN UPDATE

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The MHA has revised its PHA Plan in following areas:

A. Public Housing program

- (1) Under Capital Fund Recovery Competition (CFRC) funding, Felton Homes public housing is undergoing rehabilitation and transformation into an energy-efficient green community. As such, Felton Homes will, upon completion, be designated as a smoke-free development and a “No Smoking” policy will apply to all common and individual living areas in all buildings.

- (2) The Authority's Public Housing Admissions and Continued Occupancy Policy (ACOP) was amended to incorporate the following new policies:
 - (a) Fraud Policy
 - (b) Enterprise Income Verification (EIV) Policy

B. Section 8 / Housing Choice Voucher program

- (1) The MHA has always required that landlords provide a working electrical outlet in all bathrooms, although the requirement had never been a formal part of MHA policy. As such, the Housing Quality Standards and Exceptions and the Section 8 Administrative Plan were amended to require Section 8 landlords to ensure that there be at least one operable electrical outlet in all bathrooms.
- (2) Upon review of HQS inspections, MHA management concluded that program participants should be held responsible for the control and extermination of roaches, fleas, rodents, and other pests (excluding wood destroying organisms) in single detached units. As a result, the MHA Section 8 Administrative Plan was amended to require program participants who live in single detached units to control and treat for pests and vermin as identified above.
- (3) The Section 8 Administrative Plan was changed to provide more specific language consistent with current fair housing and reasonable accommodations regulations. The newly expanded language addresses Section 8 applicants who may be recipients of Category 1 or Category 2 Housing Choice Vouchers for individuals or families who have a disability but are not elderly.
- (4) The Authority's Section 8 Administrative Plan was amended to incorporate the following new policies:
 - (a) Fraud and Conflict of Interest Policy
 - (b) Enterprise Income Verification (EIV) Policy

(b) Identify the specific locations where the public may obtain copies of the 5-Year and Annual PHA Plan.

The MHA Five-Year and Annual Plan may be obtained at the Authority's main administrative office (2015 Felton Ave) and at the Felton Homes administrative office in Buck Melton Community Center (150 Sessions Street), as well as at each Asset Management Project (AMP) office location. These include Tindall Heights (985 Plant Street), Bowden Homes (2301 Houston Avenue), Murphey Homes (900 A Street), Pendleton Homes (3401 Houston Avenue), Davis Homes (905 Main Street), Anthony Homes (1793 Wren Avenue), McAfee Towers (1212 Gray Highway), Shakespeare Homes (3928 Bloomfield Drive), Grove Park Village (1505 Clinton Road), and 2009 Vineville Senior Living (2009 Vineville Avenue). Copies of the approved plan are also provided to each Resident Advisory Board member.

The plan is also available for review on the MHA website: www.maconhousing.com.

6.0.1 Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List

Procedures Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

(Summarized from the MHA *Admissions and Continued Occupancy Plan* and the *Section 8 Administrative Plan*. In the event of an apparent conflict between this section and Board adopted policy, the full policy governs.)

A. Public Housing

- (1) **Eligibility.** Eligibility verification for admission to public housing varies by market conditions, but is usually less than one month prior to offer, when waiting list size allows. To establish eligibility for admission to public housing, MHA utilizes the following screening factors:
 - (a) Rental history
 - (b) Housekeeping
 - (c) Criminal records from local and state law enforcement agencies.

(2) **Waiting List.** MHA primarily uses a community-wide public housing waiting list.

- (a) Conventional public housing waiting list. All applicants must apply at MHA’s Central Office during regular business hours. From time to time, MHA at its sole discretion and after public notice will temporarily close the MHA public housing waiting list as market conditions dictate.
- (b) Site-based waiting lists are used at select properties, usually mixed-finance and/or those managed by private third-party firms. To apply, interested persons must contact the site offices of developments with site-based waiting lists. Families may simultaneously apply to the two site-based waiting list developments that are in operation.

MHA will operate two sited-based waiting lists in the coming year. However, upon further research and at its sole discretion, MHA may institute more site-based waiting lists in 2011 and beyond, depending upon local market conditions and Board approval.

Site-Based Waiting Lists – Previous Year				
Development Name:	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	% change between initial & current mix of Racial, Ethnic or Disability demographics
2009 Vineville	1/14/2005	70% White / 30% Black	72% White / 26% Black / 2% Asian	+2% White / -5% Black / +2% Asian
Tattnall Place	1/01/2006	74% Black / 26% White	65% Black / 27% White / 2% Asian / 6% Other	-9% Black / +1% White / +2% Asian / +6% Other

(3) **Selection.** Applicants are ordinarily given three or more vacant unit choices before falling to the bottom or being removed from the waiting list. Obviously, the two developments with site-based waiting lists can only make a single offer.

(4) **Admissions Preferences.** MHA plans to exceed the federal requirements by targeting more than 40% of all new public housing admissions to families at or below 30% of median area income. Transfers will take priority over new admissions in the following circumstances:

- (a) Emergencies
- (b) Over-housed by two bedrooms or more
- (c) Medical justification
- (d) Administrative reasons (e.g., for displacement/modernization work).

By definition, a transfer (including the over-housed and under-housed) represents a choice to give the transfer a priority over a possible admission from the waiting list. In general, MHA processes those transfers by development when vacancies and turnover are low.

In addition to date and time of application, MHA applies several preferences for admission to Public Housing. [Refer to *Public Housing Admissions Preferences* in the MHA Admissions and Continued Occupancy Policy (ACOP) for additional information.]

(5) **Deconcentration & Income Mixing.** MHA has 18 family public housing developments covered by the deconcentration rule, none of which have average incomes above or below 85% to 115% of the average incomes of all such developments.

B. Housing Choice Voucher / Section 8 Tenant-Based Assistance

(1) **Eligibility.** To establish eligibility for admission to the housing choice voucher (HCV) program, MHA utilizes the following screening factors:

- (a) Previously evicted or has an outstanding debt to MHA; and
- (b) Criminal records from local and State law enforcement agencies.

- (2) **Waiting List.** Interested persons may apply for admission to the HCV program at the Authority's Central Office and at sites determined and publicly advertised when the waiting list becomes open. As an alternative, MHA may also choose to announce application by telephone or alternate method.
- (3) **Search Time.** MHA issues all vouchers for initial period of 120 days. Extensions beyond this are reviewed on a case-by-case basis, at the Authority's discretion and according to HUD policy and the MHA Administrative Plan.
- (4) **Admissions Preferences.** MHA plans to exceed the federal targeting requirements by targeting more than 75% of all new HCV program admissions to families at or below 30% of median area income.

After the HCV waiting list is closed, applicants are ranked according to admissions preference. MHA applies the following order of preference to applicants:

- (a) Those who meet a local homeless and/or disabled definition and are referred through a local agency memorandum of understanding (MOU).
- (b) Those who meet a local displacement definition.
- (c) Those who meet the elderly or disabled definition; no MOU required.
- (d) All others or those who do not meet any of the aforementioned preferences.

Among applicants with equal preference status on the waiting list, each is assigned a number determined by way of a lottery/random choice technique. [Refer to *Establishing Preferences and Maintaining PHA Section 8 Waiting List* in the MHA Section 8 Administrative Plan for additional information.]

6.0.2 Financial Resources A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance.

Financial Resources Planned Sources and Uses (as of 06/30/2010)		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2011 grants)		
a) Public Housing Operating Fund	\$8,636,492	
b) Public Housing Capital Fund	3,603,335	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for HCV Assistance	17,171,673	
f) Resident Opportunity & Self-Sufficiency Grants	177,525	
g) Community Development Block Grant		
2. Prior Year Federal Grants (unobligated funds only)		
Capital Fund FY 2008	443,398	PH Capital Improvements
Capital Fund FY 2009	2,176,505	PH Capital Improvements
Capital Fund FY 2010	3,603,335	PH Capital Improvements
Capital Fund Recovery Competition (CFRC)	7,854,227	
3. Public Housing Dwelling Rental Income	2,612,032	PH Operations
4. Other Income		
Miscellaneous Income	150,000	PH Operations
5. Non-Federal Sources		
Interest Income	18,000	PH Operations
TOTAL RESOURCES	\$46,446,522	

6.0.3 Rent Determination A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

(Summarized from MHA's *Admissions and Continued Occupancy Plan* and the *Section 8 Administrative Plan*. In the event of an apparent conflict between this section and Board-adopted policy, the full policy governs.)

A. Public Housing. At the time of admission and each year in preparation for their annual reexamination, each family is given the choice of having their rent established according to an income-based formula or having it set at the Flat Rent amount.

- (1) **Income-Based Rent.** MHA employs discretionary policies for determining income-based rent, with minimum rent set at \$50. In the event of a hardship, the tenant may request an exemption. Exemptions are granted at MHA discretion with appropriate verification congruent with 24 CFR 5.630. No rents are set at less than 30% of adjusted income, nor does MHA employ ceiling rents.

Regarding rent re-determination, families with income-based rent are required to report any change in family composition at the time of occurrence. Such families should report decreases in income at the time of occurrence and increases in income at annual re-examination or at the times specified in the policy.

- (2) **Flat Rent.** Families with flat rents are required to report any change in family composition at the time of occurrence, with changes in income reported at recertification every three years.

In setting market-based flat rents, the following sources are used to establish comparability:

- (a) Section 8 rent reasonableness study of comparable housing
- (b) Survey of similar unassisted units in the neighborhood
- (c) Survey of similar unassisted units outside the neighborhood adjusted for market differences.

B. Section 8/HCV Dwelling Units.

MHA utilizes a payment standard which is 99% of Fair Market Rate. Payment standards are re-evaluated at least annually for adequacy. In considering its assessment of the adequacy of the payment standard, the Authority considers the success rates and rent burdens of assisted families. The Authority may also make changes in the payment standard when necessary for budget and/or cash management purposes. MHA's minimum rent for tenant-based assistance is \$50. A discretionary minimum rent hardship exemption policy has not been adopted.

6.0.4 Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

The MHA maintains its dwelling units and properties in decent, safe, and sanitary condition and makes necessary repairs within a reasonable time frame. In fulfilling our mission, it is essential that MHA's maintenance operation be adequately planned, staffed and monitored, and its results evaluated. Maintenance operating procedures are contained in a document entitled, *Standard Operating Practices of the Maintenance Department*, available for inspection upon request.

MHA staff provides routine maintenance to Public Housing units, while HCV landlords maintain voucher properties in accordance with HQS requirements. MHA inspects each dwelling unit prior to move-in, at move-out, and annually during occupancy. A supervisor or other qualified person regularly conducts quality control inspections of unit samplings to ensure each inspector is conducting accurate and complete inspections and there is consistency in application of Housing Quality Standards (HQS).

If damages have been caused by a household member or guest, the family can be charged for reasonable cost of repairs. MHA may also determine it necessary to take lease enforcement action against the family, if appropriate. Residents whose housekeeping habits pose a non-emergency health or safety risk, encourage insect or rodent infestation, purposely disengage the unit's smoke detector, or cause damage to the unit are in violation of the lease. In such cases, the MHA provides proper notice of lease violation. When applicable, families are charged for maintenance and/or damages according to the MHA's current schedule. Work not covered in this schedule is charged according to actual cost of labor and materials to make the needed repairs.

MHA contracts with outside vendors for a variety of specialty services including, but not limited to, landscaping/lawn maintenance, custodial, apartment renovation, elevator maintenance, garbage pickup, security monitoring systems, HVAC systems, and pest control.

Warm temperatures and high humidity associated with the Deep South can make it extremely difficult to keep cockroaches and other pests under control. Due to the potential for and existence of infestation problems in various dwelling units, it is essential that certified pest control professionals be engaged for the treatment, eradication, and prevention of pests, so MHA awards an exterminating service contract annually. In addition to treating every dwelling unit on an annual basis, all vacant dwelling units made ready for occupancy are also treated, so as to minimize the infestation of roaches and pests. Any resident who experiences rodent, cockroach, and/or other pest problems in between scheduled treatments can call the Maintenance Operations Center to schedule additional treatment for their unit. Supplementary pest control may be ordered by MHA staff when evidence of infestation is found during inspections or routine maintenance.

In 2009, MHA was awarded a Capital Fund Recovery Competition (CFRC) grant to substantially rehabilitate and transform Felton Homes public housing into an energy-efficient green community. In keeping with the spirit of green communities, upon completion Felton Homes will be designated as a smoke-free development and, as such, a “No Smoking” policy will apply to all common and individual living areas in all buildings.

6.0.5 Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

(Summarized from the MHA *Public Housing Tenant Grievance Procedures*. In the event of an apparent conflict between this section and Board-adopted policy, the full policy shall govern.)

- A. **Residents.** MHA has adopted a grievance procedure to be used by public housing tenants seeking effective and efficient settlement of grievances against the MHA. The *Public Housing Tenant Grievance Procedure* sets forth the requirements, standards, and criteria established to assure residents an opportunity for a hearing in connection with any MHA action or failure to act involving a resident’s lease, rights, or welfare.
- B. **Applicants.** With regard to admissions, MHA allows denied applicants the right to an informal hearing as required by federal regulation. All hearing requests should be made in writing using the Hearing Request form, included as part of the admission denial notification letter. Applicants are encouraged to utilize legal services or other interpretation and are allowed to access their applicant files as necessary.

6.0.6 Designated Housing for Elderly and Disabled Families With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects, in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.

McAfee Towers (GA007-011) and 2009 Vineville (GA007-25) have 197 and 104 units respectively designated as Elderly Only. MHA is in the process of completing the HUD-required documents needed to renew the designation of McAfee Towers and 2009 Vineville as “Elderly Only” projects. MHA intends to submit the required documentation by 09/30/2010.

6.0.7 Community Service and Self-Sufficiency A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements.

- A. **Community Services and Amenities.** MHA provides year-round supportive services programs for upward mobility and self-sufficiency of public housing residents via an array of active community service partners. The majority of agency partners have executed leases and/or Memorandums of Agreement/Understanding with MHA for the provision of supportive services at nominal or no cost. Most are housed onsite in two one-stop service centers, namely the Family Investment Center and the Buck Melton Community Center. Partner agencies and services offered include:

- Department of Family & Children Services – childcare assistance
- River Edge Behavioral Health Center – mental health services
- Central Georgia Technical College – adult education
- Community Health Works – medical services to non or underinsured
- Middle Ga. Council on Drugs – drug prevention education and intervention
- Violence Intervention & Prevention program – domestic violence prevention/education
- Macon-Bibb Economic Opportunity Council – energy and emergency assistance; early childhood education in Head Start classrooms
- Family Counseling Center – individual, group family, and/or marital counseling
- Motivating Youth Foundation and Phillips Performing Arts Studio – summer and after school programs
- Family Care Solutions – home health care training, certification and job placement
- Boys & Girls Club – comprehensive after school program
- Women, Infants and Children’s program – prenatal care, nutrition education/counseling and food assistance to pregnant women and their children;
- Aunt Maggie’s Kitchen Table – Wesleyan College outreach service learning program for children and senior adults
- City of Macon Police Department’s AmeriCorp Cadet Program – crime prevention
- Meals on Wheels – meals to homebound residents

B. Economic and Social Self-Sufficiency. MHA offers case management and direct services to public housing residents through the ROSS Family & Homeownership program, the ROSS Elderly/Persons with Disabilities program, the ROSS Family Self-Sufficiency program, and the HOPE VI Endowment Trust. These programs currently serve more than 300 residents. Each year the MHA Board of Commissioners passes a resolution in support of upward mobility and family self-sufficiency initiatives for the economic uplift of public housing residents.

C. Community Service. The MHA’s policy on performing Community Service while a resident is in a public housing unit is that each adult public housing resident (18 or older), not exempted by the Public Housing Reform Act, shall perform at least 8 hours of community service per month, or participate in a self-sufficiency program for at least 8 hours per month, or participate in a combination of community service and self-sufficiency programming totaling 8 hours per month. This requirement is a part of the resident lease [Section 7(q)] signed by all public housing residents. The MHA requires public housing residents to verify compliance annually, at least 30 days before the expiration of the lease term. Third party verification must be provided by the entity with which the resident performed the community service/training; self-certification by residents is not acceptable.

Please note that in Macon, as with many other jurisdictions, local civil court justices are reluctant to evict families whose sole lease violation is non-compliance with the community service requirement. In the event that court evictions for non-compliance become impossible to obtain, MHA will no longer seek them.

Under the provision of the Act, noncompliance with the community service/self-sufficiency requirement is a lease violation and justification for non-renewal of the lease at the end of a 12-month lease term, but not for termination of tenancy during the course of the 12-month term. For non-renewal of the lease, a 30-day notice to vacate will be issued at which time the MHA will move to evict any non-compliant household.

The MHA complies with the statutory requirements of Section 12(d) of the U.S. Housing Act of 1937 (on the treatment of income changes resulting from welfare program requirements) by:

- Adopting appropriate changes to the MHA’s public housing rent determination policies and training staff to carry out those policies.
- Informing residents of new policy on admission and reexamination.
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing a protocol for exchange of information with all appropriate TANF agencies.

6.0.8 Safety and Crime Prevention For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

MHA utilizes the following measures to ensure the safety of public housing residents and to reduce crime to the greatest extent possible in public housing neighborhoods.

A. Admissions Screening

- (1) Families must meet eligibility criteria in order to be admitted to public housing. Admission can be denied any applicant who has engaged in prohibited criminal activity or if the Authority has reasonable cause to believe a household member's current or past use of illegal drugs may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents.
- (2) The MHA may obtain police and court records from the past five years to screen applicants for admission to its Public Housing program and check for any evidence of disorderly conduct or destruction of property that may have resulted in arrest or eviction. MHA will consider information from drug abuse treatment facilities or other evidence of rehabilitation if requested by the applicant.

B. Lease Enforcement

- (1) Monthly review of police reports involving MHA residents and/or property which may identify any lease violators.
- (2) Routine resident counseling on issues that could lead to lease violations, arrest, and/or eviction.
- (3) Appropriate action on serious or continued lease violations.

C. Law enforcement

- (1) Close contact with local, state and federal law enforcement agencies for optimal effectiveness in and around public housing.
- (2) Employment of off-duty law enforcement officers to patrol public housing properties and conduct home visits.
- (3) Local law enforcement K9 units for drug searches.
- (4) Barring of anyone believed to be a safety and/or health threat from all public housing properties.
- (5) Cooperation with STRIKE/FOCUS team to remove guns from City streets.
- (6) Participation in *National Night Out* to strengthen neighborhood spirit and police-community partnerships in the fight against local crime.

D. Physical Security

- (1) Installation of fencing and lighting to deter criminal activity.
- (2) Routine checks of street lights in public housing neighborhoods by Housing Management staff.
- (3) Use of high quality doors, windows, security screens, and deadbolt locks to make units burglary-resistant.
- (4) Removal of graffiti in public housing neighborhoods within 24 hours to deter gang activity.
- (5) Presentation of outstanding curfew appeal to deter crime.

E. Community Partnerships

To keep public housing youth involved in positive alternatives and out of trouble, MHA partners with several community organizations to provide programs in public housing neighborhoods, including Boys & Girls Club, Joshua House, summer feeding programs, and various sports camps.

6.0.9 Pets A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

Policy Statement

MHA allows pet ownership in its developments with the written pre-approval of the Housing Authority. Residents are responsible for any damage caused by their pet, including the cost of fumigating or cleaning their

units. In exchange for this right, a resident assumes full responsibility and liability for the pet and agrees to hold the MHA harmless from any claims caused by an action or inaction of the pet. Pets are allowed in all public housing facilities with no restrictions other than those imposed on all tenants to maintain their units and associated facilities in a decent, safe, and sanitary manner and to prevent disturbing their neighbors. Additional details of this policy can be found in the MHA Admissions and Continued Occupancy Policy.

Regular MHA pet policies do not apply to animals that are used to assist persons with disabilities and are necessary as a reasonable accommodation. Assistance animals are exempt from MHA's pet restrictions on number, size, or type, and the MHA's policy requiring pet fees and deposits.

6.0.10 Civil Rights Certification A PHA will be considered in compliance with the Civil Rights and AFFH Certification if it: can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

The MHA certifies that it (1) examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; (2) addresses impediments in a reasonable fashion within available resources; (3) works with the local jurisdiction to implement its initiatives to affirmatively further fair housing; and (4) assures that the Annual Plan is consistent with the Consolidated Plan for the City of Macon, Georgia.

It is the policy of the MHA to comply fully with all federal, state, and local nondiscrimination laws, and with rules and regulations governing fair housing and equal opportunity in housing and employment, including title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and to affirmatively further fair housing.

MHA routinely procures the services of a third-party consultant to audit its activities regarding compliance with all handicap accessibility requirements. The last review was conducted in August, 2007 with no findings to report at that time. MHA currently has one unresolved fair housing complaint pending which involves a disabled resident of McAfee Towers; the MHA vigorously disagrees with the complaint and fully expects resolution in the Authority's favor.

MHA has won several awards for its development of specialized housing for the disabled and has been a pioneer in the concept of housing visitability. We have addressed housing programs for special needs persons through multiple memoranda of understanding with agencies such as Disability Connections for Medicare waivers and Habitat for Humanity for Section 8 homeownership opportunities.

Previous MHA outreach ventures for persons with disabilities include:

- Provision of applicant preferences for persons requiring special accommodations.
- Provision of Section 8 applicant preference for "Medicare Waiver" clients referred by Disability Connections under the terms of our MOU.
- Coordination of services to help elderly/disabled residents stay in their units rather than have to move to assisted living or nursing home facilities.
- Modification of existing dwelling units and public areas to accommodate the mobility, seeing, and hearing impaired (reasonable accommodation).
- New construction of properties with the needs of elderly and disabled in mind.

In addition, MHA contracts with an internal auditor to examine files for any compliance issues pertaining to public housing management, including fair housing. This auditor works directly with management to ensure that all compliance issues are addressed as expediently as possible. The Authority also works closely with the City of Macon in implementing any initiatives identified in the City's Analysis of Impediments to affirmatively further fair housing and consults with the City to ensure that the Authority's Annual Plan is consistent with the City's Consolidated Plan.

The management of MHA meets periodically to analyze demographic data of its residents, Section 8 and Public Housing waiting lists, and the local jurisdiction to determine if there are any classes that are being underserved by the MHA. The basis of the analysis does not reveal that any protected class is underserved at the present time, although it does appear that Caucasians, who are not a protected class, may be somewhat underserved.

Hispanic/Latino participation figures do not deviate substantially from census data, but we are concerned that, due to the growth of this class, actual numbers are likely to exceed census data. For this reason, we will seek community advocacy organizations in the local area which can refer eligible low-income Hispanic families to MHA for housing services and assist MHA with targeted outreach to the Hispanic community in Macon.

In the past, such analysis was generally accepted as sufficient and was probably the best available under the circumstances. The Authority desires, however, to take extra steps to ensure that it is in compliance with all Fair Housing rules and regulations. Therefore, we have budgeted funds in our Annual and Five-Year Plan to procure a third-party contractor to conduct an analysis of impediments to fair housing choice, with the following objectives:

- Analyze and eliminate housing discrimination in the MHA community.
- Promote fair housing choice for all persons.
- Provide opportunities for inclusive patterns of housing occupancy regardless of race, color, religion, sex, familial status, disability, and national origin.
- Promote housing that is structurally accessible to, and usable by, all persons, particularly persons with disabilities.
- Foster compliance with the nondiscrimination provisions of the Fair Housing Act.

6.0.11 Fiscal Year Audit The results of the most recent fiscal year audit for the PHA.

For Fiscal Year Ending December 31, 2008, MHA received an Unqualified auditor's opinion on compliance for major programs and there were no material weaknesses or significant deficiencies indentified in its financial statements.

6.0.12 Asset Management A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

In 2008, the MHA implemented Asset Management and Project-Based Budgeting. Approximately 15 scattered sites were grouped into 7 Asset Management Projects (AMPs) and a central office. AMPs were determined on the basis of physical proximity, size, tenancy, building type, and management needs. Each AMP has a project manager and an appropriate number of maintenance and support staff, depending on the size and management needs; maintenance is provided by project-based maintenance staff, central crews, and contract with third parties, as appropriate.

All revenues and expenses are tracked according to AMP, each of which has a separate budget. Each AMP pays a property management, accounting/IT, and asset management fee to the central office. Project revenues and expenses are continually analyzed by MHA's Director of Asset Management with input from the directors of Finance, Housing Management, and Technical Services.

The capital investment and modernization needs of MHA's public housing inventory are assessed as follows:

- A. The MHA contracts with an independent engineering consultant for periodic inspections of its public housing units to update replacement reserve computations and capital needs recommendations.
- B. The MHA will continue with annual inspections of public housing developments to identify needs in terms of risk management, security, and physical improvement.
- C. Capital improvements are underway in the MHA's older developments in order to meet a compatibility standard with the surrounding market environment.
- D. Disposition of public housing is not planned for FY 2011 except as technically needed for the redevelopment of Tindall Heights in the event of a HOPE VI award.

6.0.13 Violence Against Women Act (VAWA) A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

In 2008, the MHA Board of Commissioners adopted policies satisfying all requirements of the Violence Against Woman Act (VAWA), Public Law 109-162; refer to the MHA Policy Adopting VAWA. As part of its policies, MHA ensures that participants and residents are notified of their rights under VAWA by way of newsletters, bulletins, community billboards, and lease-up interviews.

MHA entered into a Memorandum of Understanding (MOU) with the Violence Intervention and Prevention Program (VIPP) to accept referrals from MHA's public housing and Section 8 managers and caseworkers to assist individuals and families who may be confronted with domestic violence, dating violence, sexual assault, or stalking situations. The objective of VIPP is to prevent and end domestic violence and sexual assault through empowerment, education, awareness, and advocacy. Services are extended to men, women, and children. When an MHA employee learns of a situation involving domestic violence, dating violence, sexual assault, or stalking, under the terms of the MOU, a referral will be made and VIPP will work to provide counseling, education and further referral services to other professional organizations for additional help, as needed.

MHA has an outstanding working relationship with local enforcement to assist our residents with domestic violence. The Authority also co-sponsors domestic violence workshops with a community church and other advocates against domestic violence. In addition, MHA's management staff performs limited counseling for residents involved with family and violence and makes referral to a local family counseling agency.

7.0 HOPE VI, MIXED FINANCE MODERNIZATION OR DEVELOPMENT, DEMOLITION AND/OR DISPOSITION, CONVERSION OF PUBLIC HOUSING, HOMEOWNERSHIP PROGRAMS, AND PROJECT-BASED VOUCHERS

(a) HOPE VI or Mixed Finance Modernization or Development. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals.

HOPE VI

MHA plans to submit a 2010 HOPE VI Revitalization Grant Application for Tindall Heights public housing development, AMP #1. The onsite revitalization plan calls for the demolition of 55 structures (412 total dwelling units) and replaced with four distinct housing types: single-family, historic design townhouse duplexes and triplexes, garden apartments, and a senior mid-rise. The off-site replacement housing plan calls for the construction of single-family houses.

The HOPE VI application submission deadline is November 22, 2010. MHA will submit its application prior to the deadline with an anticipated HOPE VI grant award in the first quarter of 2011. In the event that the 2010 HOPE VI application is not funded, the Authority plans to reapply in 2011.

Mixed Finance Modernization

As part of the American Recovery and Reinvestment Act of 2009 (ARRA), MHA was awarded a Capital Fund Recovery Competition (CFRC) grant to substantially rehabilitate and transform Felton Homes public housing development (AMP #3) into an energy-efficient green community. MHA, through its instrumentality, In-Fill Housing, Inc., created Felton Homes Partners, L.P. (the "Partnership"), a Georgia limited partnership, to serve as the owner and developer. MHA entered into a ground lease with the Partnership and transferred ownership of the 50 buildings (100 dwelling units) to the Partnership. Felton Partners GP, Inc. is the General Partner of the Partnership. The GP is wholly owned by In-Fill Housing, Inc.

Funding for this mixed-finance transaction will come from Tax-Exempt Revenue Bonds and four-percent (4%) Low Income Housing Tax Credits (LIHTC). MHA will pledge ARRA funds as security for short-term ARRA-backed bonds and leverage ARRA funds and LIHTC equity. The substantial rehabilitation work

began in September 2010 and will be completed by the first quarter of 2012. Upon completion of substantial rehabilitation activities, the 100 units will be eligible for ongoing operating and federal subsidies.

Bartlett Crossing is a planned 75-unit single-family affordable housing development (new construction) that includes state and federal Low Income Housing Tax Credits, an NSP loan from the Georgia Department of Community Affairs, a CDBG loan from the City of Macon, and Capital Fund and Replacement Housing Factor Funds from the MHA. Eight of the 75 units will be ACC units; the percent of Capital Funds/RHF to the total budget reflects the same percentage of ACC units to the total (approximately 10.67%). These 75 units are a portion of the replacement housing plan for the revitalization of Tindall Heights.

The Mixed Finance Proposal was submitted to HUD on July 2, 2010. Site work is underway and has been funded from CDBG funds and a loan from an MHA affiliate. Site work is expected to be completed in September 2010. Closing on the equity and other loans will take place in early October 2010 at which time a Notice to Proceed to the General Contractor will be issued. Work is expected to be completed by fall 2011.

The bedroom distribution is as follows: 16 2-BR (1 ACC), 48 3-BR (5 ACC), and 11 4-BR units (2 ACC).

- (b) Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition.

If awarded the HOPE VI grant, MHA will request authorization to demolish all 412 dwelling units at Tindall Heights (AMP #1), with the exception of a portion of the existing Hester Bivins Community Center to preserve a piece of the community's heritage and history. MHA is fully committed to acting in an environmentally conscious manner and will utilize deconstruction techniques to the greatest extent feasible.

The MHA was the recipient of a CFRC grant under ARRA to substantially rehabilitate and transform Felton Homes public housing development (AMP #3) into an energy-efficient green community. An application for the disposition of 50 dwelling buildings containing 100 units and 11.5 acres of underlying land at Felton Homes was approved by HUD on September 10, 2010. MHA and the Partnership subsequently entered into a disposition agreement and long-term ground lease for Felton Homes as required for mixed-finance housing that will be developed in accordance with 24 CFR, Part 941, Subpart F. Upon completion of substantial rehabilitation activities, the 100 units will be eligible for ongoing operating and federal subsidies.

- (c) Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building(s) that the PHA is required to convert to tenant-based assistance or that the PHA plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion.

MHA does not intend to convert any public housing to tenant-based assistance during 2011.

- (d) Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the approval. PHA has applied or will apply for

To date, MHA has acquired 148 parcels for transmittal to developers of single family housing for first-time homebuyers, including MHA subsidiary In-Fill Housing, Inc., resulting in the construction of 96 houses built and/or sold to first-time homebuyers.

MHA completed both the HOPE 3 program and the 5(h) Program. The HOPE 3 program enabled 20 very low-income families to become first-time homeowners and resulted in significant improvements to a low income neighborhood. Through the 5(h) program, 15 public housing units were sold to low-income or very low-income first-time homeowners.

The Lease-to-Purchase Homeownership Program provides an opportunity for families to own a home within a five-year period. Eligible families enter into a Lease-to-Purchase Agreement with property owned by the MHA. Each family is assigned a Personal Advisor to assist them in readiness for entering into a permanent mortgage. The family's rent calculation is based on 30% of adjusted annual income. So far, MHA has sold 7 of the original 25 homes in the previous HOPE VI Lease-to-Purchase Homeownership Program and will

continue to work with residents to sell the remaining units. In the 2010 HOPE VI application, MHA plans to construct or rehabilitate approximately 90 single-family units. Initially, the units will be rental, with the intent to convert to homeownership some or all units under the Section 32 Homeownership program (75 units) or after the LIHTC compliance period (the remaining units).

Following a feasibility analysis for the Section 8 Homeownership program, our Board of Commissioners approved the program in October 2006 and the first closing occurred before the end of the same year. To date, MHA has issued 5 Section 8 Homeownership Vouchers. Through the Section 8 Homeownership Program, a program applicant or participant can use his/her voucher subsidy to purchase rather than rent a home. The MHA has eligibility criteria for participation in its Section 8 Homeownership Program in addition to HUD criteria. A complete description of the Section 8 Homeownership Program can be found in the MHA Section 8 Administrative Plan.

- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

MHA will utilize project-based Section 8 vouchers in 2011. Circumstances which lead to unit project-basing rather than tenant-basing of the same amount of assistance include (1) access to neighborhoods outside of high poverty areas, and (2) the need to expand and/or preserve affordable housing opportunities for low- to moderate-income renters, both general occupancy and special needs groups, in a variety of neighborhoods.

The following developments will utilize project-basing in 2011:

- Baltic Park, Hightower Road – 26 units
- Grove Park Village, Old Clinton Road – 40 units
- Pinewood Park, Mercer University Boulevard – 30 units
- Vineville Christian Towers, Vineville Avenue – 25 units
- Pearl Stephens Village, Napier Avenue – 54 units
- Colony West Apartments, Bloomfield Road – 26 units
- Bartlett Crossing – 50 units

MHA continues to diversify its housing programs in order to provide much needed housing assistance in ways that traditional assisted housing programs have not. In 2000, MHA created a subsidiary non-profit, In-Fill Housing, Inc. (In-Fill), which has been involved in a variety of new housing initiatives. In-Fill is the managing General Partner for Baltic Park, L.P., which developed an 80-unit Low Income Housing Tax Credit apartment community (Baltic Park Apartments) for seniors and others aged 55 or older. Baltic Park Apartments was completed in 2003.

Another MHA-affiliated non-profit, Grove Park Village, Inc. borrowed \$3.2 million in Permanent Supportive Housing Program funds from the Georgia Department of Community Affairs (DCA) for a 40-unit development known as Grove Park Village. In-Fill was the developer for Grove Park Village, completed in 2005.

For both of these developments, the use of Project-Based Assistance (PBA) was needed. For Baltic Park, In-Fill's application for tax credits included the use of PBA for 8 of the 80 units. Baltic Park is located in south Macon, which has had no new multi-family units in more than 30 years. MHA wanted to make certain that at least a minimal number of units were available and affordable for lower income people. MHA later allocated a total of 26 PBA units to Baltic Park in September 2003, ensuring affordability for at least that many very low income families.

Baltic Park Apartments offers numerous amenities attractive to lower income seniors, including a variety of supportive services from local agencies. Although the unit rents are well below market – \$415 for a 1-BR unit and \$480 for a 2-BR – they still exceed the rent that a fixed-income senior can afford. The use of PBA for this development is therefore consistent with the MHA Agency Plan and MHA's mission to provide new affordable housing for lower income families.

For Grove Park Village, the use of PBA was a DCA program requirement. Grove Park Village is for special needs populations – people with a disability and who have also been homeless and cannot afford a market rate unit. DCA's requirement that Permanent Supportive Housing Program developments receive PBA assistance is to ensure the affordability of these units for very low income families.

In 2006, a third new PBA-assisted multi-family housing development in Macon opened. Located at 4755 Mercer University Drive, Pinewood Park Apartments has received 30 units of Project-Based Assistance from MHA. This development also received tax credits and HOME funds from DCA and is a welcome addition to the Mercer University Drive area. Pinewood Park Apartments is not affiliated with MHA.

MHA's Board of Commissioners will on occasion authorize management to seek PBA proposals from interested owners and managers. Applications were received in August 2006 and rated/reviewed by MHA staff soon thereafter. This process led to the selection of Vineville Christian Towers, an elderly high-rise development, for a PBA allocation of 25 units. Vineville Christian Towers is not affiliated with MHA.

In 2008, MHA supported two additional tax credit projects that received financing from DCA. Pearl Stephens Village is an adaptive reuse of an older elementary school located on Napier Avenue in west Macon. This 61-unit development now includes 54 PBA units for very low income seniors aged 62 and older.

Colony West Apartments is a recently completed "gut rehab" of an older 76-unit development located on Bloomfield Road in south Macon. MHA allocates 26 units of PBA for this development.

In 2010, MHA received HUD approval for 50 units of PBA at Bartlett Crossing, where 75 new single family houses will be built for low income families who cannot otherwise afford decent, safe and sanitary housing. MHA affiliate In-Fill Housing is the project developer and sole member of the General Partner for this development which will include 2-, 3- and 4- bedrooms plans. The bedroom size breakdown for the PBA units is (11) 2-BR, (32) 3-BR and (7) 4-BR units.

MHA is committed to the strategic use of PBA to expand and/or preserve affordable housing supply, as well as providing assistance to affordable housing development identified as a high priority in our community. This includes worthy projects proposed by non-profit or for-profit third parties, whether or not affiliated these entities are with MHA. It also includes the use of PBA in the redevelopment of existing public housing, whether through HOPE VI or other mixed-finance methods.

General locations: Baltic Park Apartments is located in south Macon at 860 Hightower Road. Grove Park Village is located at 1505 Old Clinton Road, near the intersection of Old Clinton Road and Shurling Drive. Pinewood Park Apartments is located at 4755 Mercer University Drive, less than one-half mile from the Macon Mall. Pearl Stephens Village is located at 3321 Napier Avenue. Colony West Apartments is located at 5224 Bloomfield Road. Vineville Christian Towers is located at 2394 Vineville Avenue. Bartlett Crossing is located at 2901 Churchill Street, Macon.

Projected number of units for PBA: MHA is well below the 20% unit limitation for PBA with a total of 251 PBA vouchers allocated for the aforementioned developments. The maximum number of units that MHA can allocate for PBA is 552.

Conformity to fair housing and nondiscrimination requirements: Ensuring decent affordable housing and promoting new housing opportunities for people with disabilities is consistent with MHA's mission and the Agency Plan. MHA certifies that all PBA developments were selected in conformance with the PBA selection requirements at that point in time, and particularly, in accordance with the requirements of the January 16, 2001 Federal Register Notice which was in effect at that time for Baltic Park, Grove Park Village and Pinewood Park. MHA certifies that the October 13, 2005 requirements in the PBA Final Rule have been followed for the most recent developments, including Pearl Stephens Village, Colony West Apartments, Vineville Christian Towers, and Bartlett Crossing.

8.0 CAPITAL IMPROVEMENT NEEDS

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

Capital Fund Program Annual Statements are provided as Attachment A.

- FY 2008 Budget Revision and Performance & Evaluation Report
- FY 2009 Budget Revision and Performance & Evaluation Report
- FY 2009 American Recovery and Reinvestment Act of 2009 (ARRA) Formula Grant Budget Revision and Performance and Evaluation Report
- FY 2011 Annual Statement

8.2 Capital Fund Program Five-Year Action Plan. As part of the Annual Plan submission, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, form HUD-50075.2, and subsequent annual updates (on a rolling basis). Large capital items must be included in the Five-Year Action Plan.

The Capital Fund Program Five-Year Action Plan for Fiscal Years 2011–2015 is provided as Attachment B.

8.3 Capital Fund Financing Program (CFFP)

Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

9.0 HOUSING NEEDS *Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs.*

Housing Needs of Families on Public Housing Waiting List (as of 9/07/2010)			
	# of families	% of total families	Annual Turnover
Waiting list total	3,160		586
Extremely low income <=30% AMI	2,923	92.50%	
Very low income >30% but <=50% AMI	207	6.55%	
Low income >50% but <80% AMI	30	0.95%	
Families with children	2,947	93%	
Elderly families	52	2%	
Families with Disabilities	161	5%	
Race: African American	3,009	95.19%	
Race: Caucasian	144	4.56%	
Race: Hispanic	8	0.25%	
Bedroom Size (PH)			
1BR	1,156	36.57%	
2 BR	1,184	37.46%	
3 BR	529	16.74%	
4 BR	254	8.04%	
5 BR	38	1.20%	
Is the waiting list closed? Yes (closed for 1, 2, & 3 bedrooms only) How long has it been closed? 3 months Does the PHA expect to reopen the list in the PHA Plan year? Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No			

Housing Needs of Families on Section 8/HCV Waiting List (as of 9/07/2010)			
	# of families	% of total families	Annual Turnover
Waiting list total	1,478		385
Extremely low income <=30% AMI	1,095	74%	
Very low income >30% but <=50% AMI	339	23%	
Low income >50% but <80% AMI	44	3%	
Families with children	1,471	99.53%	
Elderly families	0	0%	
Families with Disabilities	7	.47%	
Race: African American	1,477	99.93%	
Race: Caucasian	1	0.07%	
<p>Is the waiting list closed? Yes If yes: How long has it been closed? 3 years Does the PHA expect to reopen the list in the PHA Plan year? No Does the PHA permit specific categories of families onto the waiting list, even if generally closed? Yes <input type="checkbox"/> Homeless/displaced, per local preference / Disability Connections referrals.</p>			

9.1 STRATEGIES FOR ADDRESSING HOUSING NEEDS

A. Shortage of affordable housing for all eligible populations

- (1) Maximize the number of affordable units available to the PHA within its current resources.
 - (a) Employ effective maintenance and management policies to minimize the number of public housing units off-line
 - (b) Reduce turnover time for vacated public housing units
 - (c) Reduce time to renovate public housing units
 - (d) Seek replacement of public housing units lost to the inventory through mixed-finance development
 - (e) Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources
 - (f) Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
 - (g) Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
 - (h) Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
 - (i) Maintain or increase Section 8 lease-up rates by effectively screening applicants to increase owner acceptance of program
- (2) Increase the number of affordable housing units.
 - (a) Apply for additional Section 8 units should they become available
 - (b) Leverage affordable housing resources in the community through the creation of mixed-finance housing
 - (c) Pursue housing resources other than public housing or Section 8 tenant-based assistance

B. Families at or below 30% of median

- (1) Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- (2) Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 assistance
- (3) Adopt rent policies to support and encourage work

C. Families at or below 50% of median

- (1) Employ admissions preferences aimed at families who are working
- (2) Adopt rent policies to support and encourage work

D. The Elderly

- (1) Seek designation of public housing for the elderly
- (2) Public housing admission preferences for the elderly

E. Families with Disabilities

- (1) Perform public housing modifications based on the Section 504 Needs Assessment for Public Housing
- (2) Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- (3) Affirmatively market to local non-profit agencies that assist families with disabilities)
- (4) PH admission preferences for disabled and Disability Connections referrals

F. Races or ethnicities with disproportionate housing needs.

Conduct activities to affirmatively further fair housing.

- (1) Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- (2) Market the Section 8 program to owners outside of areas of poverty /minority concentrations
- (3) Develop a broad range of affordable housing opportunities in inner-city, mid-town, and suburban locations.

MHA's strategy collection was based on the following factors:

- Funding constraints
- Staffing constraints
- Evidence of housing needs as demonstrated in the Consolidated Plan and other available information
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Long-term commitment to providing housing choices while reducing low income concentration

10.0 ADDITIONAL INFORMATION

- (a) Progress in Meeting Mission and Goals** Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

See Section 5.2.

- (b) Significant Amendment and Substantial Deviation/Modification** Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

Significant Amendment or substantial deviation/modification is defined as a discretionary change in the plans or policies of the housing authority that fundamentally changes the mission, goals, objectives, or plans of the agency and which also require formal approval of the Board of Commissioners. Ordinary changes in operating policies and procedures will not normally be considered as a significant amendment or substantial deviation/modification, even if approved by the Board of Commissioners, nor will changes in the lease or other policies so long as these policies affecting residents have been exposed to the posting and comment process where required.

11.0 REQUIRED SUBMISSION FOR HUD FIELD OFFICE REVIEW

Form HUD-50075.1, *Capital Fund Program Annual Statement/P & E Report* – Attachment A

Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* – Attachment B

Resident Advisory Board comments – Attachment C

Form HUD-50070, *Certification for a Drug-Free Workplace* – Attachment D

Form HUD-50071, *Certification of Payments to Influence Federal Transactions* – Attachment D

Form HUD-50077, *PHA Certification of Compliance with the PHA Plans & Related Regulations* – Attachment D

Form HUD-50077-CR, *Civil Rights Certification* – Attachment D

Form HUD-50077-SL, *Certification by State/Local Office of PHA Consistency with Consolidated Plan* – Attachment D

Form SF-LLL, *Disclosure of Lobbying Activities* – Attachment D

ATTACHMENTS

Attachment A: Capital Fund Program Annual Statements / P & E Reports

Attachment B: Capital Fund Program 5-Year Action Plan

Attachment C: Comments of the Resident Advisory Board

Attachment D: Required Certifications

Attachment E: P & E Reports: Replacement Housing Factor / Capital Fund Recovery Competition

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor
and Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0226 (Exp. 4/30/2011)

Part I: Summary		
HA Name Housing Authority of the City of Macon, Georgia	Grant Type and Number Capital Fund Program Grant No. <u>GA06P00750108</u> Rev. # 4 Replacement Housing Factor Grant No. _____ Date of CFFP: _____	FFY of Grant : <p style="text-align: center;">2008</p> FFY of Grant Approval: <p style="text-align: center;">2008</p>

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Program Year Ending 06/30/2010
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20)	\$166,800.00	\$388,470.64	\$182,138.37	\$148,718.04
3	1408 Management Improvements	\$75,000.00	\$46,570.00	\$46,570.00	\$36,726.40
4	1410 Administration (May not exceed 10% of line 20)	\$375,565.00	\$375,565.00	\$375,565.00	\$375,565.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$363,493.44	\$169,010.82	\$169,010.82	\$156,905.77
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$679,174.60	\$596,034.75	\$596,034.75	\$448,361.75
11	1465.1 Dwelling Equipment - Nonexpendable	\$122,726.00	\$122,726.00	\$122,726.00	\$122,726.00
12	1470 Non-dwelling Structures	\$1,560,532.50	\$1,610,111.33	\$1,610,111.33	\$1,610,111.33
13	1475 Non-dwelling Equipment	\$387,363.46	\$397,166.46	\$387,363.46	\$387,363.46
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities (4)	\$25,000.00	\$50,000.00	\$50,000.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$3,755,655.00	\$3,755,655.00	\$3,539,519.73	\$3,286,477.75
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security- Soft Cost	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security- Hard Cost	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

(1) To be completed for the Performance and Evaluation Report
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement..
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
 (4) RHF funds shall be included here.

Signature of Executive Director and Date X_____ Date:_____	Signature of Public Housing Director and Date X_____ Date:_____	form HUD-50075.1 (4/2008)
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Annual Statement / Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor
 and Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0226 (Exp. 4/30/2011)

Part II: Supporting Pages								
HA Name Housing Authority of the City of Macon, Georgia			Grant Type and Number Capital Fund Program Grant No. <u>GA06P00750108</u> Rev. # 4 Replacement Housing Factor Grant No. _____ CFFP (Yes/No): _____				FFY of Grant : 2008	
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of work
				Original	Revised (2)	Funds Obligated (1)	Funds Expended (1)	
PHA-WIDE	<u>OPERATIONS</u>							
	MHA Operations	1406.00	L.S.	\$140,000.00	\$361,670.64	\$155,338.37	\$121,918.04	In Progress
	Tatnall Place Operations	1406.00	L.S.	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	Completed
	2009 Vineville Housing Operations	1406.00	L.S.	\$20,800.00	\$20,800.00	\$20,800.00	\$20,800.00	Completed
	Sub Total			\$166,800.00	\$388,470.64	\$182,138.37	\$148,718.04	
PHA-WIDE	<u>MANAGEMENT IMPROVEMENTS</u>							
	Resident Job Development	1408.00	L.S.	\$5,000.00	\$0.00	\$0.00	\$0.00	Deleted
	Minority Business Enterprise/ Section 3 Involvement	1408.00	L.S.	\$30,000.00	\$30,000.00	\$30,000.00	\$20,156.40	In Progress
	Consultant to conduct study for fair Housing	1408.00	L.S.	\$25,000.00	\$0.00	\$0.00	\$0.00	Deleted
	Consultant Fee/ Staff Training/ Incidenta	1408.00	L.S.	\$5,000.00	\$0.00	\$0.00	\$0.00	Deleted
	Lead Based Paint Risk Assessment	1408.00	L.S.	\$5,000.00	\$16,570.00	\$16,570.00	\$16,570.00	Completed
	Security	1408.00	L.S.	\$5,000.00	\$0.00	\$0.00	\$0.00	Deleted
Sub Total			\$75,000.00	\$46,570.00	\$46,570.00	\$36,726.40		
PHA-WIDE	<u>ADMINISTRATION</u>							
	Staff Salaries and Fringe Benefits	1410.00		\$375,565.00	\$375,565.00	\$375,565.00	\$375,565.00	
	Sub Total			\$375,565.00	\$375,565.00	\$375,565.00	\$375,565.00	
GA 7-2/ 2A Tindall Heights PHA-WIDE	<u>ARCHITECTURAL & ENGINEERING FEES</u>							
	A & E Fee and Planning Consultant Costs	1430.00	L.S.	\$310,993.44	\$147,309.19	\$147,309.19	\$135,204.14	In Progress
	Consultant Fee Asset Management Study	1430.00	L.S.	\$52,500.00	\$21,701.63	\$21,701.63	\$21,701.63	In Progress
	Sub Total			\$363,493.44	\$169,010.82	\$169,010.82	\$156,905.77	

Annual Statement / Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor
 and Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0226 (Exp. 4/30/2011)

Part II: Supporting Pages								
HA Name Housing Authority of the City of Macon, Georgia			Grant Type and Number Capital Fund Program Grant No. <u>GA06P00750108</u> Rev. # 4 Replacement Housing Factor Grant No. _____ CFFP (Yes/No): _____				FFY of Grant : 2008	
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of work
				Original	Revised (2)	Funds Obligated (1)	Funds Expended (1)	
PHYSICAL IMPROVEMENTS								
GA 7-4 Murphey Homes	Restore Non- Dwelling units to Dwelling Units	1460.00	2 Units	\$25,000.00	\$0.00	\$0.00	\$0.00	Deleted
GA 7-4 Murphey Homes	Replace Roofs	1460.00	182 Units	\$91,593.75	\$91,593.75	\$91,593.75	\$91,593.75	Completed
GA 7-5 Pendleton Homes	Replace Kitchen Cabinets, Faucets	1460.00	50 Units	\$150,000.00	\$0.00	\$0.00	\$0.00	Deleted
GA 7-5 Pendleton Homes	Replace Roofs	1460.00	250 Units	\$139,024.75	\$139,024.75	\$139,024.75	\$139,024.75	Completed
GA 7-6 Felton Homes	Restore Non- Dwelling units to Dwelling Units	1460.00	10 Units	\$103,751.00	\$103,751.00	\$103,751.00	\$103,751.00	Completed
GA 7-6 Felton Homes	Renovation/ Addition of Community Space	1470.00	L.S.	\$1,320,532.50	\$1,320,532.50	\$1,320,532.50	\$1,320,532.50	Completed
GA 7-6 Felton Homes	Community Space Office Furniture/ equipment	1475.00	L.S.	\$129,513.46	\$129,513.46	\$129,513.46	\$129,513.46	Completed
GA 7-6 Felton Homes	Renovate Office space in the existing AMC Building & replace HVAC System	1470.00	LS	\$235,000.00	\$289,578.83	\$289,578.83	\$289,578.83	Completed
GA 7-9 Davis Homes	Replace Refrigerators	1465.10	126 Units	\$53,347.00	\$53,347.00	\$53,347.00	\$53,347.00	Completed
GA 7-11 McAfee Tower	Replace Roof	1460.00	L.S.	\$54,616.85	\$147,673.00	\$147,673.00	\$0.00	In Progress
GA 7-11 McAfee Tower	Replace HWH	1460.00	1	\$13,000.00	\$11,804.00	\$11,804.00	\$11,804.00	Completed
GA 7-14 Scattered Sites	Replace Refrigerators	1465.10	74 Units	\$31,274.00	\$31,274.00	\$31,274.00	\$31,274.00	Completed
GA 7-19 Bloomfield Way	Replace Roof	1460.00	L.S.	\$102,188.25	\$102,188.25	\$102,188.25	\$102,188.25	Completed
GA 7-21 Bobby Jones/ Shakespeare	Replace Refrigerators	1465.10	91 Units	\$38,105.00	\$38,105.00	\$38,105.00	\$38,105.00	Completed
GA 7-11 McAfee Tower	Replace Elevators Equipment	1475.00	2	\$257,850.00	\$267,653.00	\$257,850.00	\$257,850.00	In Progress
PHA Wide	Security Improvements Various Sites	1470.00	L.S.	\$5,000.00	\$0.00	\$0.00	\$0.00	Deleted
	Sub Total			\$2,749,796.56	\$2,726,038.54	\$2,716,235.54	\$2,568,562.54	
PHA- WIDE	Mod used for Development	1499.00	L.S..	\$25,000.00	\$50,000.00	\$50,000.00	\$0.00	
GRAND TOTAL				\$3,755,655.00	\$3,755,655.00	\$3,539,519.73	\$3,286,477.75	

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor
and Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0226 (Exp. 4/30/2011)

Part I: Summary			
HA Name Housing Authority of the City of Macon, Georgia	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:70%;"> Grant Type and Number Capital Fund Program Grant No. <u>GA06P00750109</u> Replacement Housing Factor Grant No. _____ Date of CFFP: _____ </td> <td style="width:30%;"> FFY of Grant : 2009 FFY of Grant Approval: 2009 </td> </tr> </table>	Grant Type and Number Capital Fund Program Grant No. <u>GA06P00750109</u> Replacement Housing Factor Grant No. _____ Date of CFFP: _____	FFY of Grant : 2009 FFY of Grant Approval: 2009
Grant Type and Number Capital Fund Program Grant No. <u>GA06P00750109</u> Replacement Housing Factor Grant No. _____ Date of CFFP: _____	FFY of Grant : 2009 FFY of Grant Approval: 2009		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u>2</u> <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 06/30/2010 <input type="checkbox"/> Final Performance and Evaluation Report			

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (May not exceed 20% of line 20)	\$166,800.00	\$377,550.00	\$26,800.00	\$26,800.00
3	1408 Management Improvements	\$40,000.00	\$40,000.00	\$0.00	\$0.00
4	1410 Administration (May not exceed 10% of line 20)	\$363,079.00	\$363,079.00	\$363,079.00	\$363,079.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$100,000.00	\$350,000.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$1,405,990.00	\$694,169.00	\$195,644.00	\$71,394.00
10	1460 Dwelling Structures	\$1,252,000.00	\$1,052,000.00	\$311,770.00	\$85,217.46
11	1465.1 Dwelling Equipment - Nonexpendable	\$24,000.00	\$24,000.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$155,000.00	\$130,000.00	\$12,000.00	\$10,539.77
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$98,929.00	\$100,000.00	\$45,000.00	\$31,472.06
17	1499 Development Activities (4)	\$25,000.00	\$500,000.00	\$500,000.00	\$0.00
18 a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$3,630,798.00	\$3,630,798.00	\$1,454,293.00	\$588,502.29
21	Amount of line 20 Related to LBP Activities	\$5,000.00	\$5,000.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security- Soft Cost	\$5,000.00	\$5,000.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security- Hard Cost	\$5,000.00	\$5,000.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

(1) To be completed for the Performance and Evaluation Report
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement..
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
 (4) RHF funds shall be included here.

Signature of Executive Director and Date X _____ Date: _____	Signature of Public Housing Director and Date X _____ Date: _____
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Annual Statement / Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor
 and Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0226 (Exp. 4/30/2011)

Part II: Supporting Pages

HA Name Housing Authority of the City of Macon, Georgia			Grant Type and Number Capital Fund Program Grant No. <u>GA06P00750109</u> Replacement Housing Factor Grant No. _____ CFFP (Yes/No): _____					FFY of Grant : 2009
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of work
				Original	Revised (2)	Funds Obligated (1)	Funds Expended (1)	
PHA-WIDE	<u>OPERATIONS</u>							
	MHA Operations	1406.00	L.S.	\$140,000.00	\$350,750.00	\$0.00	\$0.00	
	Tattnall Place Operations	1406.00	L.S.	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	
	2009 Vineville Housing Operations	1406.00	L.S.	\$20,800.00	\$20,800.00	\$20,800.00	\$20,800.00	
	Sub Total			\$166,800.00	\$377,550.00	\$26,800.00	\$26,800.00	
PHA-WIDE	<u>MANAGEMENT IMPROVEMENTS</u>							
	Resident Job Development	1408.00	L.S.	\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	Minority Business Enterprise/ Section 3 Involvement	1408.00	L.S.	\$20,000.00	\$20,000.00	\$0.00	\$0.00	
	Consultant Fee/ Staff Training/ Incidentals	1409.00	L.S.	\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	Lead Based Paint Risk Assessment	1408.00	L.S.	\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	Security	1408.00	L.S.	\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	Sub Total			\$40,000.00	\$40,000.00	\$0.00	\$0.00	
PHA-WIDE	<u>ADMINISTRATION</u>							
	Staff Salaries and Fringe Benefits	1410.00		\$363,079.00	\$363,079.00	\$363,079.00	\$363,079.00	
	Sub Total			\$363,079.00	\$363,079.00	\$363,079.00	\$363,079.00	
GA 007000001 Tindall Heights	<u>ARCHITECTURAL & ENGINEERING FEES</u>							
	A & E Fee and Planning Consultant Costs	1430.00	L.S.	\$100,000.00	\$350,000.00	\$0.00	\$0.00	
	Sub Total			\$100,000.00	\$350,000.00	\$0.00	\$0.00	
<u>PHYSICAL IMPROVEMENTS</u>								
GA007000001 Tindall Heights	Landscaping	1450.00	L.S.	\$0.00	\$60,000.00	\$0.00	\$0.00	
GA007000001 Tindall Heights	Replace sidewalks, add fencing, rework playground, resurface parking areas.	1450.00	L.S.	\$0.00	\$250,000.00	\$0.00	\$0.00	
GA007000001 Tindall Heights	Replace Heating- Wall Furnaces	1460.00	388 Units	\$0.00	\$300,000.00	\$0.00	\$0.00	
GA007000001 Tindall Heights	Roof Replacement	1460.00	94 Units	\$0.00	\$240,000.00	\$0.00	\$0.00	
	Sub Total			\$0.00	\$850,000.00	\$0.00	\$0.00	
<u>PHYSICAL IMPROVEMENTS</u>								

Annual Statement / Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor
 and Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0226 (Exp. 4/30/2011)

Part II: Supporting Pages

HA Name Housing Authority of the City of Macon, Georgia			Grant Type and Number Capital Fund Program Grant No. <u>GA06P00750109</u> Replacement Housing Factor Grant No. _____ CFFP (Yes/No): _____					FFY of Grant : 2009
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of work
				Original	Revised (2)	Funds Obligated (1)	Funds Expended (1)	
GA 007000002 Pendleton Homes	Site Improvements/ Sidewalks/ Landscaping	1450.00	L.S.	\$275,000.00	\$75,000.00	\$54,250.00	\$0.00	Work in Progress
GA 007000002 Pendleton Homes	Resurface Parking/ Roads	1450.00	LS	\$425,000.00	\$179,169.00	\$70,000.00	\$0.00	Work in Progress
GA 007000002 Pendleton Homes	Install Fencing	1450.00	LS	\$325,990.00	\$0.00	\$0.00	\$0.00	
GA 007000002 Pendleton Homes	Install WI Fencing	1450.00	LS	\$350,000.00	\$100,000.00	\$71,394.00	\$71,394.00	Work in Progress
GA 007000002 Pendleton Homes	Exterior wall waterproofing	1460.00	125	\$250,000.00	\$100,000.00	\$71,809.00	\$0.00	Work in Progress
GA 007000002 Pendleton Homes	Replace Interior Doors	1460.00	250	\$300,000.00	\$0.00	\$0.00	\$0.00	
GA 007000002 Pendleton Homes	Replace Kitchen Cabinets, Faucets	1460.00	125 Units	\$250,000.00	\$100,000.00	\$89,961.00	\$0.00	Work in Progress
GA 007000002 Pendleton Homes	Replace Floor Tiles	1460.00	50 Units	\$50,000.00	\$0.00	\$0.00	\$0.00	
GA 007000002 Pendleton Homes	Misc. Plumbing Improvements	1460.00	125 Units	\$150,000.00	\$150,000.00	\$150,000.00	\$85,217.46	Work in Progress
	Sub Total			\$2,375,990.00	\$704,169.00	\$507,414.00	\$156,611.46	
MISC. IMPROVEMENTS								
GA 007000003 Felton Homes	Upgrade Building Exteriors	1460.00	100 Units	\$0.00	\$0.00	\$0.00	\$0.00	
GA 007000003 Felton Homes	Replace Roofs	1460.00	100 Units	\$90,000.00	\$0.00	\$0.00	\$0.00	
GA 007000004 Mounts Homes	Replace Roofs	1460.00	86 Units	\$162,000.00	\$162,000.00	\$0.00	\$0.00	
GA 007000004 Davis Homes	Landscaping	1450.00	L.S.	\$5,000.00	\$5,000.00	\$0.00	\$0.00	
GA 007000007 Scattered Sites	Landscaping	1450.00	L.S.	\$5,000.00	\$5,000.00	\$0.00	\$0.00	
GA 007000007 Bobby Jones/ Shakespeare	Landscaping	1450.00	L.S.	\$15,000.00	\$15,000.00	\$0.00	\$0.00	
GA 007000007 Martin Place	Landscaping	1450.00	L.S.	\$5,000.00	\$5,000.00	\$0.00	\$0.00	
GA 007000004 Willingham Courts	Replace Refrigerators	1465.10	24 Units	\$12,000.00	\$0.00	\$0.00	\$0.00	
GA 007000007 Roff/Markwalter	Replace Refrigerators	1465.10	24 Units	\$12,000.00	\$0.00	\$0.00	\$0.00	
GA 007000007 Bloomfield Way	Replace Refrigerators	1465.10	50 Units	\$0.00	\$24,000.00	\$0.00	\$0.00	
GA 007000008 2009 Vineville Ave	Site Work	1450.00	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	
GA 007000008 2009 Vineville Ave	Install new Washers & Dryers	1460.00	104 Units	\$0.00	\$0.00	\$0.00	\$0.00	
GA 007000008 2009 Vineville Ave	Dryer Vents, Entrance Canopy	1460.00	L.S.	\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	Security Improvements Various Sites	1475.00	L.S.	\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	Sub Total			\$311,000.00	\$221,000.00	\$0.00	\$0.00	
GA 007000002 Pendleton Homes	Relocation	1495.10	L.S.	\$98,929.00	\$100,000.00	\$45,000.00	\$31,472.06	Work in Progress
PHA- WIDE	Computer System upgrade	1475.00	L.S.	\$150,000.00	\$125,000.00	\$12,000.00	\$10,539.77	Work in Progress
PHA- WIDE	Mod used for Development	1499.00	L.S.	\$25,000.00	\$500,000.00	\$500,000.00	\$0.00	
GRAND TOTAL				\$3,630,798.00	\$3,630,798.00	\$1,454,293.00	\$588,502.29	

**Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor
and Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226 (Exp. 4/30/2011)

Part I: Summary					
HA Name Housing Authority of the City of Macon, Georgia		Grant Type and Number Capital Fund Program Grant No. <u>ARRA GA06S00750109</u> Replacement Housing Factor Grant No. _____ Date of CFFP: _____		FFY of Grant : 2009 FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u>2</u> <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending <u>06/30/2011</u> <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (May not exceed 10% of line 20)	\$380,000.00	\$380,000.00	\$380,000.00	\$94,176.44
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$150,000.00	\$150,000.00	\$150,000.00	\$100,487.39
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$684,250.00	\$631,200.00	\$631,200.00	\$368,721.46
10	1460 Dwelling Structures	\$3,595,889.00	\$3,648,939.00	\$3,648,939.00	\$1,950,384.21
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities (4)	\$0.00	\$0.00	\$0.00	\$0.00
18 a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$4,810,139.00	\$4,810,139.00	\$4,810,139.00	\$2,513,769.50
21	Amount of line 20 Related to LBP Activities	\$165,000.00	\$165,000.00	\$165,000.00	\$130,800.00
22	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security- Soft Cost	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security- Hard Cost	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
(1) To be completed for the Performance and Evaluation Report (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement. (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations (4) RHF funds shall be included here.					
Signature of Executive Director and Date		Signature of Public Housing Director and Date			
X _____ Date: _____		X _____ Date: _____			

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor
and Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0226 (Exp. 4/30/2011)

Part II: Supporting Pages			Grant Type and Number				American Recovery and Reinvestment Act (ARRA)		FFY of Grant :
HA Name			Capital Fund Program Grant No. <u>ARRA GA06S00750109</u>				Replacement Housing Factor Grant No. _____ CFFP (Yes/No): <u>NO</u>		<u>2009</u>
Housing Authority of the City of Macon, Georgia									
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of work	
				Original	Revised (2)	Funds Obligated (1)	Funds Expended (1)		
GA007000002 Pendleton Homes	<u>ADMINISTRATION COSTS</u>	1410.00	LS	\$380,000.00	\$380,000.00	\$380,000.00	\$94,176.44	In progress	
	<u>ARCHITECTURAL & ENGINEERING FE</u>	1430.00	LS	\$150,000.00	\$150,000.00	\$150,000.00	\$100,487.39	In progress	
	<u>PHYSICAL IMPROVEMENTS COSTS</u>								
GA007000002 Pendleton Homes	Site Improvements/ Sidewalks/ Landscaping	1450.00	LS	\$189,750.00	\$169,200.00	\$169,200.00	\$60,000.00	In progress	
	Resurface Parking/ Roads	1450.00	LS	\$252,000.00	\$252,000.00	\$252,000.00	\$98,721.46	In progress	
	Replace Clothelines	1450.00	LS	\$0.00	\$0.00	\$0.00	\$0.00		
	Install Fencing	1450.00	LS	\$242,500.00	\$210,000.00	\$210,000.00	\$210,000.00	In progress	
	Remove Clothelines posts & install dryer vents	1460.00	LS	\$50,000.00	\$50,000.00	\$50,000.00	\$8,500.00	In progress	
	Lead-based Paint Encapsulation	1460.00	LS	\$165,000.00	\$165,000.00	\$165,000.00	\$130,800.00	In progress	
	Replace Windows, Exterior Doors	1460.00	250	\$838,189.00	\$838,189.00	\$838,189.00	\$550,000.00	In progress	
	Replace Interior doors	1460.00	250	\$222,000.00	\$222,000.00	\$222,000.00	\$145,000.00	In progress	
	Exterior wall waterproofing	1460.00	125	\$280,000.00	\$130,000.00	\$130,000.00	\$115,000.00	In progress	
	Replace Kitchen Cabinets, Sinks & Faucets	1460.00	250	\$510,750.00	\$510,750.00	\$510,750.00	\$140,000.00	In progress	
	Upgrade Bathrooms and replace plumbing fixtures	1460.00	250	\$392,500.00	\$392,500.00	\$392,500.00	\$137,500.00	In progress	
	Interior Painting	1460.00	250	\$307,500.00	\$307,500.00	\$307,500.00	\$88,000.00	In progress	
	Replace Vinyl Flooring	1460.00	250	\$268,000.00	\$268,000.00	\$268,000.00	\$80,684.21	In progress	
	Install window shades/ Blinds	1460.00	250	\$0.00	\$32,500.00	\$32,500.00	\$11,000.00	In progress	
	Electrical Upgrades	1460.00	250	\$432,500.00	\$432,500.00	\$432,500.00	\$269,900.00	In progress	
	Install New water valves & Sewer Cleanouts	1460.00	250	\$129,450.00	\$150,000.00	\$150,000.00	\$150,000.00	In progress	
	Install Aluminum Clad & Sidings	1460.00	250	\$0.00	\$150,000.00	\$150,000.00	\$124,000.00	In progress	
Replace Kitchen Appliances	1465.10	250	\$0.00	\$0.00	\$0.00	\$0.00			
Contingency	1502.00	LS	\$0.00	\$0.00	\$0.00	\$0.00			
	TOTAL			\$4,810,139.00	\$4,810,139.00	\$4,810,139.00	\$2,513,769.50		

**Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor
and Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226 (Exp. 4/30/2011)

Part I: Summary

HA Name Housing Authority of the City of Macon, Georgia	Grant Type and Number Capital Fund Program Grant No. <u>GA06P00750111</u> Replacement Housing Factor Grant No. _____ Date of CFFP: _____	FFY of Grant : 2011 FFY of Grant Approval: 2011
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Program Year Ending
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total non-CFP Funds	\$0.00			
2	1406 Operations (May not exceed 20% of line 20)	\$123,500.00			
3	1408 Management Improvements	\$40,000.00			
4	1410 Administration (May not exceed 10% of line 20)	\$360,333.00			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$125,000.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$500,000.00			
10	1460 Dwelling Structures	\$1,413,502.00			
11	1465.1 Dwelling Equipment - Nonexpendable	\$216,000.00			
12	1470 Non-dwelling Structures	\$100,000.00			
13	1475 Non-dwelling Equipment	\$0.00			
14	1485 Demolition	\$0.00			
15	1492 Moving to Work Demonstration	\$0.00			
16	1495.1 Relocation Costs	\$200,000.00			
17	1499 Development Activities (4)	\$25,000.00			
18 a	1501 Collateralization or Debt Service paid by the PHA	\$500,000.00			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00			
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$3,603,335.00			
21	Amount of line 20 Related to LBP Activities	\$82,928.00			
22	Amount of line 20 Related to Section 504 Compliance	\$29,826.00			
23	Amount of line 20 Related to Security- Soft Cost	\$5,000.00			
24	Amount of line 20 Related to Security- Hard Cost	\$5,000.00			
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00			

(1) To be completed for the Performance and Evaluation Report
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
 (4) RHF funds shall be included here.

Signature of Executive Director and Date X _____ Date: _____	Signature of Public Housing Director and Date X _____ Date: _____
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Annual Statement / Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor
 and Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0226 (Exp. 4/30/2011)

Part II: Supporting Pages

HA Name Housing Authority of the City of Macon, Georgia			Grant Type and Number Capital Fund Program Grant No. <u>GA06P00750111</u> Replacement Housing Factor Grant No. _____ CFFP (Yes/No): _____				FFY of Grant : 2011	
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of work
				Original	Revised (2)	Funds Obligated (1)	Funds Expended (1)	
<u>PHA-WIDE</u>	<u>OPERATIONS</u>							
	MHA Operations	1406.00	L.S.	\$90,000.00				
	Tattnall Place Operations	1406.00	L.S.	\$7,500.00				
	2009 Vineville Housing Operations	1406.00	L.S.	\$26,000.00				
	Sub Total			\$123,500.00				
<u>PHA-WIDE</u>	<u>MANAGEMENT IMPROVEMENTS</u>							
	Resident Job Development	1408.00	L.S.	\$5,000.00				
	Minority Business Enterprise/ Section 3 Involvement	1408.00	L.S.	\$20,000.00				
	Consultant Fee/ Staff Training/ Incidentals	1409.00	L.S.	\$5,000.00				
	Lead Based Paint Risk Assessment	1408.00	L.S.	\$5,000.00				
	Security	1408.00	L.S.	\$5,000.00				
	Sub Total			\$40,000.00				
<u>PHA-WIDE</u>	<u>ADMINISTRATION</u>							
	Staff Salaries and Fringe Benefits	1410.00		\$360,333.00				
	Sub Total			\$360,333.00				
	<u>ARCHITECTURAL & ENGINEERING FEES</u>							
GA007000001 Tindall Heights	Arch./ Engineering fees & Costs	1430.00	L.S.	\$100,000.00				
PHA- WIDE	Arch./ Engineering fees & Costs	1430.00	L.S.	\$25,000.00				
	Sub Total			\$125,000.00				
<u>PHYSICAL IMPROVEMENTS</u>								
GA007000001 Tindall Heights	Abate lead based paint	1460.00	16 Units	\$77,928.00				
GA007000001 Tindall Heights	Handicap units (504 Compliance)	1460.00	16 Units	\$29,826.00				
GA007000001 Tindall Heights	Replace Flooring	1460.00	16 Units	\$103,395.00				
GA007000001 Tindall Heights	Replace Entry locks	1460.00	16 Units	\$13,348.00				
GA007000001 Tindall Heights	Install New window shades	1460.00	16 Units	\$13,348.00				
GA007000001 Tindall Heights	Repair Exterior Door Jambs	1460.00	16 Units	\$13,348.00				
GA007000001 Tindall Heights	Installed vented range hood	1460.00	16 Units	\$33,887.00				
GA007000001 Tindall Heights	Interior Painting	1460.00	16 Units	\$82,183.00				
GA007000001 Tindall Heights	Replace Screen Doors and Hardware	1460.00	16 Units	\$24,730.00				
GA007000001 Tindall Heights	Modernization of Bathrooms	1460.00	16 Units	\$195,123.00				

Annual Statement / Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor
 and Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0226 (Exp. 4/30/2011)

Part II: Supporting Pages

HA Name Housing Authority of the City of Macon, Georgia			Grant Type and Number Capital Fund Program Grant No. <u>GA06P00750111</u> Replacement Housing Factor Grant No. _____ CFFP (Yes/No): _____				FFY of Grant : 2011	
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of work
				Original	Revised (2)	Funds Obligated (1)	Funds Expended (1)	
GA007000001 Tindall Heights	Modernization of Kitchens	1460.00	16 Units	\$164,314.00				
GA007000001 Tindall Heights	Misc. Electrical	1460.00	16 Units	\$82,261.00				
GA007000001 Tindall Heights	Misc. Plumbing lines	1460.00	16 Units	\$112,966.00				
GA007000001 Tindall Heights	Replace Hot Water Heaters	1460.00	16 Units	\$38,000.00				
GA007000001 Tindall Heights	Reconfigure dwelling units	1460.00	16 Units	\$50,236.00				
GA007000001 Tindall Heights	Replace Weather-stripping on exterior doors	1460.00	16 Units	\$46,239.00				
GA007000001 Tindall Heights	Replace interior doors	1460.00	16 Units	\$54,970.00				
GA007000001 Tindall Heights	Hydronic Heating	1460.00	16 Units	\$144,835.00				
GA007000001 Tindall Heights	Replace window Air conditioners	1460.00	250 Units	\$50,000.00				
GA007000001 Tindall Heights	Air-conditioning	1460.00	16 Units	\$77,565.00				
	Sub Total			\$1,408,502.00				
<u>MISC. IMPROVEMENTS</u>								
GA 007000004 Davis Homes	Replace Ranges	1465.00	184 Units	\$47,000.00				
GA 007000005 Anthony Homes	Replace Refrigerators	1465.00	274 Units	\$135,000.00				
GA 007000007 Scattered Sites	Replace Ranges	1465.00	74 Units	\$20,000.00				
GA 007000007 Lucille Driskell	Replace Refrigerators	1465.00	28 Units	\$14,000.00				
GA 007000004 Davis Homes (08)	Improvements at Community Center at Davis Homes	1470.00	L.S.	\$100,000.00				
PHA Wide	Security Improvements Various Sites	1460.00	L.S.	\$5,000.00				
PHA Wide	Landscape Improvements	1450.00	L.S.	\$500,000.00				
PHA Wide	Mixed Financed Bonds Amortization	1501.00	L.S.	\$500,000.00				
	Sub Total			\$1,321,000.00				
GA007000001 Tindall Heights	Relocation	1495.10	L.S	\$200,000.00				
<u>PHA- WIDE</u>	Mod used for Development	1499.00	L.S..	\$25,000.00				
GRAND TOTAL				\$3,603,335.00				

Capital Fund Program Five-Year Action Plan

Attachment C (ga007c01)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226 (Exp. 4/30/2011)

Part I: Summary

PHA Name The Housing Authority of city of Macon, Georgia		<u>X</u> Original 5-Year Plan Revision No:				
A.	Development Number/ Name/HA-Wide	Year 1 FFY Grant : 2011	Work Statement for Year 2 FFY Grant: 2012 PHA FY: 2012	Work Statement for Year 3 FFY Grant: 2013 PHA FY: 2013	Work Statement for Year 4 FFY Grant: 2014 PHA FY: 2014	Work Statement for Year 5 FFY Grant: 2015 PHA FY: 2015
	PHYSICAL IMPROVEMENTS:	Annual Statement (Attached)	Revitalization/ Reconstruction Phase (II)	Revitalization/ Reconstruction Phase (III)	Revitalization/ Reconstruction Phase (IV)	Revitalization/ Reconstruction Phase (V)
	GA 007000001 Tindall Heights		\$1,683,702.00	\$1,654,652.00	\$1,744,502.00	\$1,394,502.00
	GA 007000002 Bowden Homes		\$130,000.00	\$0.00	\$0.00	\$0.00
	GA 007000002 Pendleton Homes		\$0.00	\$0.00	\$0.00	\$0.00
	GA 007000003 Murphey Homes		\$0.00	\$82,350.00	\$0.00	\$0.00
	GA 007000004 Davis Homes (08)		\$0.00	\$112,500.00	\$90,000.00	\$0.00
	GA 007000004 Davis Homes (09)		\$0.00	\$0.00	\$0.00	\$200,000.00
	GA 007000004 Willingham Courts		\$7,000.00	\$0.00	\$0.00	\$0.00
	GA 007000005 Anthony Homes		\$70,000.00	\$0.00	\$0.00	\$0.00
	GA 007000006 McAfee towers		\$0.00	\$0.00	\$90,000.00	\$0.00
	GA 007000007 Scattered Sites		\$0.00	\$0.00	\$0.00	\$145,000.00
	GA 007000007 Bobby Jones/ Shakespeare		\$26,800.00	\$0.00	\$0.00	\$185,000.00
	GA 007000007 Lucille Driskell		\$7,000.00	\$0.00	\$0.00	\$0.00
	Landscape Improvements- Various Sites		\$500,000.00	\$0.00	\$0.00	\$0.00
	Security Improvements Various Sites		\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
B.	SUB-TOTAL for Physical Improvements		\$2,429,502.00	\$1,854,502.00	\$1,929,502.00	\$1,929,502.00
C.	Management Improvements		\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
D.	PHA- Wide Non- Dwelling Structures and Equipment	\$0.00	\$0.00	\$0.00	\$0.00	
E.	Administration Costs	\$360,333.00	\$360,333.00	\$360,333.00	\$360,333.00	
F.	Other (Architectural/ Engg. Fees & Relocation Costs)	\$125,000.00	\$200,000.00	\$125,000.00	\$125,000.00	
G.	Operations	\$123,500.00	\$123,500.00	\$123,500.00	\$123,500.00	
H.	Demolition	\$0.00	\$0.00	\$0.00	\$0.00	
I.	Development	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	
J.	Capital Fund Financing- Debt Service	\$500,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	
K.	Total CFP Funds	\$3,603,335.00	\$3,603,335.00	\$3,603,335.00	\$3,603,335.00	
L.	Total Non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00	
M.	GRAND TOTAL	\$3,603,335.00	\$3,603,335.00	\$3,603,335.00	\$3,603,335.00	

Capital Fund Program
Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Part II: Supporting
Pages—Work Activities

OMB Approval No. 2577-0226 (Exp. 4/30/2011)

Activities for Year 1 FFY 2011	Activities for Year : 2 FFY Grant: 2012 PHA FY: 2012				Activities for Year: 3 FFY Grant: 2013 PHA FY: 2013			
	Development Number/ Name	General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/ Name	General Description of Major Work Categories	Quantity	Estimated Cost
Annual Statement (Attached)	PHA - WIDE	Operations		\$ 123,500.00	PHA - WIDE	Operations		\$ 123,500.00
	<u>PHYSICAL IMPROVEMENTS:</u>				<u>PHYSICAL IMPROVEMENTS:</u>			
	GA 007000001 Tindall Heights	Landscaping	LS	\$ 153,963.00	GA 007000001 Tindall Heights	Landscaping	LS	\$ 147,228.00
		Replace sidewalks, add fencing, rework playground, resurface parking areas.	LS	\$ 143,216.00		Replace sidewalks, add fencing, rework playground, resurface parking areas.	LS	\$ 154,240.00
	(Phase II)	Abate lead based paint	18 Units	\$ 35,810.00	(Phase III)	Abate lead based paint	23 Units	\$ 189,566.00
		Handicap units (504 Compliance)	18 Units	\$ 25,600.00		Handicap units (504 Compliance)	23 Units	\$ 17,637.00
		Replace Flooring	18 Units	\$ 169,455.00		Replace Flooring	23 Units	\$ 116,655.00
		Replace Entry locks	18 Units	\$ 7,942.00		Replace Entry locks	23 Units	\$ 5,462.00
		Install New window shades	18 Units	\$ 10,595.00		Install New window shades	23 Units	\$ 7,292.00
		Repair Exterior Door Jambes	18 Units	\$ 7,942.00		Repair Exterior Door Jambes	23 Units	\$ 5,462.00
		Installed vented range hood	18 Units	\$ 26,480.00		Installed vented range hood	23 Units	\$ 18,230.00
		Interior Painting	18 Units	\$ 66,195.00		Interior Painting	23 Units	\$ 45,570.00
		Replace Screen Doors and Hardware	18 Units	\$ 17,210.00		Replace Screen Doors and Hardware	23 Units	\$ 11,855.00
		Renovate Bathrooms	18 Units	\$ 158,865.00		Renovate Bathrooms	23 Units	\$ 109,360.00
		Renovate Kitchens	18 Units	\$ 132,384.00		Renovate Kitchens	23 Units	\$ 91,137.00
		Misc. Electrical	18 Units	\$ 66,200.00		Misc. Electrical	23 Units	\$ 45,573.00
		Misc. Plumbing lines	18 Units	\$ 66,200.00		Misc. Plumbing lines	23 Units	\$ 45,578.00
		Replace Hot Water Heaters	18 Units	\$ 30,715.00		Replace Hot Water Heaters	23 Units	\$ 21,145.00
		Reconfigure dwelling units	18 Units	\$ 128,127.00		Reconfigure dwelling units	23 Units	\$ 100,957.00
		Replace Weather-stripping on exterior doors	18 Units	\$ 37,058.00		Replace Weather-stripping on exterior doors	23 Units	\$ 25,513.00
		Replace interior doors	18 Units	\$ 42,355.00		Replace interior doors	23 Units	\$ 29,160.00
		Hydronic Heating	18 Units	\$ 238,300.00		Hydronic Heating	23 Units	\$ 164,055.00
		Air-conditioning	18 Units	\$ 63,545.00		Air-conditioning	23 Units	\$ 43,742.00
		Misc. (Contingency)		\$ 55,545.00		Misc. (Contingency)	LS	\$ 50,000.00
		Sub Total		\$ 1,683,702.00		Sub Total		\$ 1,704,652.00
	<u>Misc. Physical Improvements</u>				<u>Misc. Physical Improvements</u>			
	GA 007000002 Bowden Homes	Replace Roofs	101 Units	\$ 130,000.00	GA 007000002 Pendleton Homes	Replace Refrigerators	250 Units	\$ 112,500.00
	GA 007000005 Anthony Homes	Replace Ranges	274 Units	\$ 70,000.00	GA 007000003 Murphey Homes	Replace Refrigerators	182 Units	\$ 82,350.00
	GA 007000004 Willingham Courts	Replace Ranges	24 Units	\$ 7,000.00				
	GA 007000007 Bobby Jones/ Shakespeare	Replace Ranges	91 Units	\$ 26,800.00				
	GA 007000007 Lucille Driskell	Replace Ranges	28 Units	\$ 7,000.00				
	PHA Wide	Landscape Improvements	LS	\$ 500,000.00	PHA Wide	Security Improvements		\$ 5,000.00
	PHA Wide	Security Improvements		\$ 5,000.00	PHA Wide	Security Improvements		\$ 5,000.00
		Sub Total for Misc. Physical Improvements		\$ 745,800.00		Sub Total for Misc. Physical Improvements		\$ 199,850.00
	<u>Management Improvements</u>				<u>Management Improvements</u>			
		Resident Job Development Program	LS	\$ 5,000.00		Resident Job Development Program	LS	\$ 5,000.00
		Minority Business Enterprise/ Section 3 Involvement	LS	\$ 20,000.00		Minority Business Enterprise/ Section 3 Involvement	LS	\$ 20,000.00
		Consultant Fee/ Staff Training/ Incidentals	LS	\$ 5,000.00		Consultant Fee/ Staff Training/ Incidentals	LS	\$ 5,000.00
		Lead Based Paint Risk Assessment	LS	\$ 5,000.00		Lead Based Paint Risk Assessment	LS	\$ 5,000.00
		Security	LS	\$ 5,000.00		Security	LS	\$ 5,000.00
		Sub Total		\$ 40,000.00		Sub Total		\$ 40,000.00
	<u>Administration Costs</u>				<u>Administration Costs</u>			
		Staff Salaries		\$ 360,333.00		Staff Salaries		\$ 360,333.00
	<u>Architectural & Engineering Fees</u>				<u>Architectural & Engineering Fees</u>			
		Arch./Engineering Fees & Cost	LS	\$ 125,000.00		Arch./Engineering Fees & Cost	LS	\$ 150,000.00
	PHA-WIDE	Mod For Development		\$ 25,000.00	PHA-WIDE	Mod For Development		\$ 25,000.00
	PHA- WIDE	Capital Fund Financing- Debt Service		\$ 500,000.00	PHA- WIDE	Capital Fund Financing- Debt Service		\$ 1,000,000.00
	Total CFP Estimated Cost				Total CFP Estimated Cost			
				\$ 3,603,335.00				\$ 3,603,335.00

Capital Fund Program
Five-Year Action Plan

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226 (Exp. 4/30/2011)

Part II: Supporting Pages—Work Activities

Activities for Year: 4 FFY Grant: 2014 PHA FY: 2014				Activities for Year: 5 FFY Grant: 2015 PHA FY: 2015			
Development Number/ Name	General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/ Name	General Description of Major Work Categories	Quantity	Estimated Cost
PHA - WIDE	Operations		\$ 123,500.00	PHA - WIDE	Operations		\$ 123,500.00
PHYSICAL IMPROVEMENTS:				PHYSICAL IMPROVEMENTS:			
<u>GA 007000001</u> <u>Tindall Heights</u>	Landscaping	LS	\$ 206,310.00	<u>GA 007000001</u> <u>Tindall Heights</u>	Landscaping	LS	\$ 138,040.00
	Replace sidewalks, add fencing, rework playground, resurface parking areas.	LS	\$ 117,230.00		Replace sidewalks, add fencing, rework playground, resurface parking areas.	LS	\$ 184,445.00
(Phase IV)	Abate lead based paint	26 Units	\$ 125,300.00	(Phase V)	Abate lead based paint	25 Units	\$ -
	Handicap units (504 Compliance)	26 Units	\$ 24,700.00		Handicap units (504 Compliance)	25 Units	\$ 21,080.00
	Replace Flooring	26 Units	\$ 163,475.00		Replace Flooring	25 Units	\$ 139,505.00
	Replace Entry locks	26 Units	\$ 15,740.00		Replace Entry locks	25 Units	\$ 6,545.00
	Install New window shades	26 Units	\$ 15,545.00		Install New window shades	25 Units	\$ 8,720.00
	Repair Exterior Door Jambs	26 Units	\$ 12,995.00		Repair Exterior Door Jambs	25 Units	\$ 6,540.00
	Installed vented range hood	26 Units	\$ 25,550.00		Installed vented range hood	25 Units	\$ 21,795.00
	Interior Painting	26 Units	\$ 63,855.00		Interior Painting	25 Units	\$ 54,495.00
	Replace Screen Doors and Hardware	26 Units	\$ 32,600.00		Replace Screen Doors and Hardware	25 Units	\$ 14,165.00
	Renovate Bathrooms	26 Units	\$ 153,260.00		Renovate Bathrooms	25 Units	\$ 130,780.00
	Renovate Kitchens	26 Units	\$ 127,710.00		Renovate Kitchens	25 Units	\$ 108,980.00
	Misc. Electrical	26 Units	\$ 63,855.00		Misc. Electrical	25 Units	\$ 54,495.00
	Misc. Plumbing lines	26 Units	\$ 63,855.00		Misc. Plumbing lines	25 Units	\$ 54,495.00
	Replace Hot Water Heaters	26 Units	\$ 56,295.00		Replace Hot Water Heaters	25 Units	\$ 25,285.00
	Reconfigure dwelling units	26 Units	\$ 125,020.00		Reconfigure dwelling units	25 Units	\$ 120,720.00
	Replace Weather-stripping on exterior doors	26 Units	\$ 35,760.00		Replace Weather-stripping on exterior doors	25 Units	\$ 30,515.00
	Replace interior doors	26 Units	\$ 40,870.00		Replace interior doors	25 Units	\$ 34,875.00
	Hydronic Heating	26 Units	\$ 133,295.00		Hydronic Heating	25 Units	\$ 103,070.00
	Air-conditioning	26 Units	\$ 61,305.00		Air-conditioning	25 Units	\$ 52,310.00
	Misc. (Contingency)		\$ 79,977.00		Misc. (Contingency)		\$ 83,647.00
	Sub Total		\$ 1,744,502.00		Sub Total		\$ 1,394,502.00
Misc. Physical Improvements				Misc. Physical Improvements			
<u>GA7000004 Davis Homes (08)</u> <u>GA7000006 McAfee Towers</u>	Replace Roofs	58 Units	\$ 90,000.00	<u>GA7000004 Davis Homes (09)</u> <u>GA7000007 Scattered Sites</u>	Replace Roofs	126 Units	\$ 200,000.00
	Replace Refrigerators	199 Units	\$ 90,000.00		Replace Roofs	74 Units	\$ 145,000.00
PHA Wide	Security Improvements	LS	\$ 5,000.00	PHA Wide	Replace Roofs	91 Units	\$ 185,000.00
	Sub Total for Misc. Physical Improvements		\$ 185,000.00		Security Improvements	LS	\$ 5,000.00
					Sub Total for Misc. Physical Improvements		\$ 535,000.00
Management Improvements				Management Improvements			
	Resident Job Development Program	LS	\$ 5,000.00		Resident Job Development Program	LS	\$ 5,000.00
	Consultant Fee/ Staff Training/ Incidentals	LS	\$ 5,000.00		Consultant Fee/ Staff Training/ Incidentals	LS	\$ 5,000.00
	Minority Business Enterprise/ Section 3 Involvement	LS	\$ 20,000.00		Minority Business Enterprise/ Section 3 Involvement	LS	\$ 20,000.00
	Lead Based Paint Risk Assessment	LS	\$ 5,000.00		Lead Based Paint Risk Assessment	LS	\$ 5,000.00
	Security	LS	\$ 5,000.00		Security	LS	\$ 5,000.00
	Sub Total		\$ 40,000.00		Sub Total		\$ 40,000.00
Administration Costs				Administration Costs			
	Staff Salaries		\$ 360,333.00		Staff Salaries		\$ 360,333.00
Architectural & Engineering Fees				Architectural & Engineering Fees			
	Arch./Engineering Fees & Cost	LS	\$ 125,000.00		Arch./Engineering Fees & Cost	LS	\$ 125,000.00
PHA-WIDE	Mod For Development		\$ 25,000.00	PHA-WIDE	Mod For Development		\$ 25,000.00
PHA- WIDE	Capital Fund Financing- Debt Service		\$ 1,000,000.00	PHA- WIDE	Capital Fund Financing- Debt Service		\$ 1,000,000.00
	Total CFP Estimated Cost		\$ 3,603,335.00		Total CFP Estimated Cost		\$ 3,603,335.00

ATTACHMENT C

Comments of the Resident Advisory Board / Resident Association Presidents

The Annual and Five-Year Capital Fund Plan for FYs 2011-2015 was presented to the Resident Advisory Board and Resident Association Presidents on August 24, 2010 at 9:00 a.m. at the Buck Melton Community Center.

RAB members present:

Retta Moreland	Davis Homes
Dorothy Williams	McAfee Towers
Patricia Hubbard	3401 Houston Ave
Deborah Pitts	Anthony Homes
Evette Jackson	Murphey Homes
Connie Singleton	McAfee Towers
Annie Walker	Tindall Heights
Ruby Smith	Anthony Homes
Beverly Nesbitt	Murphey Homes
Annette Boyington	Shakespeare Homes

MHA staff present:

- John H. Hiscox, Executive Director
- Tracy Barlow, Technical Services Director
- Michael Colbert, Housing Management Director
- Mohan Aggarwal, Modernization Coordinator
- Kathy Rowlands, Planning & Evaluation Coordinator
- Trysha Stephens, Resident Organization Specialist

Others: Nicklaus Mayo, Housing Authority Insurance Group

Executive Director John Hiscox thanked everyone for attending the meeting held to solicit input from resident leaders on the Authority's 2011 Agency Plan. He explained that the Agency Plan is comprised of the Authority's plan for spending its Capital Fund for years past and looking forward over the next five years, as well as a description of the MHA's administrative plans and policies. Mr. Hiscox stated that a series of meetings to discuss the Authority's Plan had been scheduled for resident leaders, the Board of Commissioners, all MHA residents, and the general public. He emphasized the importance of meeting with residents to determine how millions of dollars in capital funding would be spent over the next several years, adding that those present could impact the future of MHA neighborhoods in terms of how they look and operate.

Referring to the Five-Year Capital Fund Plan (CFP), Mr. Hiscox explained the term "fungibility". He stated that as a High-Performer agency, HUD allows us flexibility to transfer funds from item to item in any year and for any project within the five-year plan. He then introduced Mohan Aggarwal to review the Capital Fund Plan proposal and report on capital improvements planned for the next five years.

Mr. Aggarwal distributed copies of Budget Revisions and Performance & Evaluation Reports for Fiscal Years (FY) 2008, 2009, and 2010; American Recovery and Reinvestment Act (ARRA) grant funding for FY 2009; and the Capital Fund Program Proposed Budget for FYs 2011-2015. He then invited everyone to follow along on the handout as he explained the uses of each year's Capital Fund.

Capital Fund Program for FY 2008 – Mr. Aggarwal stated that most of these funds had been spent and MHA had plans for the remainder. He reported that four units previously occupied by HeadStart and WIC (Women, Infants and Children) were returned to occupancy and the former Felton community center was converted into office space for Housing Management. Other improvements included new roofs at Murphey, Pendleton, Bloomfield, and McAfee; replacement of floor tiles, plumbing repairs, and new kitchen cabinets/faucets at

Pendleton homes; Felton community center; replacement of refrigerators at Davis, Bobby Jones, Shakespeare, and scattered sites; and replacement of hot water heaters and elevator equipment at McAfee Towers. Referring to roof replacements, Mr. Barlow added that the elevators at McAfee would be polished after the completion of roof work. Continuing with uses of FY08 Capital Funds, Mr. Aggarwal explained that, although new hot water heaters were installed 4-5 years ago at several sites, the dielectric unions were already rusting, thereby causing the water to be too hot. Mr. Hiscox stated that because MHA is vigorous about unit inspections, once the problem was detected, Maintenance crews followed up by inspecting hot water heaters in 100% of public housing units. He noted that issues affecting the health and safety of residents always receive top priority.

Mr. Aggarwal stated that renovation work for Hester Bivins Community Center (HBCC) at Tindall Heights is ready for bidding. Mr. Hiscox reported that EOC had received funding to implement an early HeadStart program for infants and children ages 0-2 and that it would be housed at HBCC. He stated that if MHA's bid for a HOPE VI for Tindall is successful, we will be ready with onsite child care. If we don't get the award, the program will still be in position to benefit the young children of Tindall Heights and their parents. Mr. Aggarwal concluded his FY2008 funding report by stating that these funds would be expended by the end of 2010, which is about two years ahead of HUD's deadline.

Capital Fund Program for FY 2009 – Mr. Aggarwal stated that much of this program would be used for the mid-modernization of Pendleton homes, most of which was covered through stimulus funding. Also, another stimulus (Capital Fund Recovery Competition) grant shortfall for the Felton Homes reconstruction will be funded through the FY09 program. Other work will include roof replacement at Mounts; new refrigerators at Bloomfield Way; and upgrade of computer software for administrative offices. In addition, the installation of window shutters at Davis Homes will serve as a test bed for minimizing the institutional look of public housing. FY09 funds are currently earmarked for the replacement of wall heaters and roofs and landscape improvements at Tindall Heights; however, should we get the HOPE VI, those funds will be reprogrammed for other uses. And, lastly, Mr. Aggarwal stated that the Buck Melton Community Center would receive acoustical enhancements to minimize echoing in the gymnasium.

American Recovery & Reinvestment Act (ARRA) Formula Grant for FY 2009 – Mr. Aggarwal explained that all of these funds, awarded through the congressional economic stimulus package, were earmarked for the partial modernization of Pendleton Homes. Improvements include replacement of windows; exterior and interior doors; vinyl flooring; and kitchen appliances, cabinets, sinks and faucets. Site improvements will include sidewalks, landscaping, fencing, and the resurfacing of parking areas and roads. ARRA funding will also be used to upgrade bathrooms, plumbing fixtures and electrical equipment at Pendleton, as well as clothesline removal and installation of dryer connections. Mr. Aggarwal reported that approximately 50% of this work had been done and should be completed by spring of 2011.

Capital Fund Program for FY 2010 – Mr. Aggarwal explained that this was funding just approved one month ago. He stated that the following work items would be accomplished with these funds: construction of eight single-family houses at Bartlett Crossing as replacement housing; reconstruction of Felton Homes (partial funding); clothes dryer connections and vents at Bowden, Murphey, Mounts, Willingham, Roff/Markwalter, Bloomfield Way, and scattered sites; and replacement of twin underground storm pipes at Anthony Homes. Mr. Hiscox noted that a problem with underground pipes is one of those items that residents would never be aware of until it collapses. He stated that, while there may be a general tendency to want only those repairs/improvements which can be seen, MHA residents have always understood that certain unseen maintenance essential to the safety of our neighborhoods. In reference to the single-family houses at Bartlett Crossing, Mr. Hiscox explained that, after the City of Macon devised a plan to revitalize the area formerly known as Macon Homes, MHA helped the City write a grant for the demolition then subcontracted with the City to run the program. He continued by saying that construction of 75 single-family units would start in October, eight of which would be public housing/ACC units. Mr. Hiscox stated that there was a possibility that those eight units could be used as off-site replacement housing for the Tindall Heights HOPE VI grant application.

Five-Year Plan for Capital Fund Program FYs 2011-2015 – Mr. Aggarwal explained that HUD requires that PHAs anticipate and budget for all of their operating needs over the next five years. In reviewing MHA’s Five-Year Plan, he explained that “soft cost” refers to expenses which are anything other than bricks and mortar, such as salaries, operating costs, computer-related costs, and the like, whereas “hard cost” is an expense that can be seen for physical improvement. He then went through the work projects proposed for each year.

At this point, Mr. Hiscox addressed the need to do something transformational at Tindall Heights, the Authority’s oldest and most severely distressed public housing neighborhood. He explained that the MHA would be reapplying for a HOPE VI for 2010 and referred to a grant award as “Plan A”.

Mr. Hiscox stated that, although cautiously optimistic of the possibility of another HOPE VI, we recognize the need for alternatives in the event that the HOPE VI is not forthcoming, which was why \$7.8 million of the total Capital Fund had been earmarked for Tindall Heights. For Plan B, capital funds would be utilized to leverage additional revenue sources such as low-income housing tax credits and the issuance of bonds. However, the problem with Plan B is (1) when the work was completed, Tindall would still be Tindall with the same stigma, in infrastructure challenges, resident population, etc.; and (2) because the property would be owned by a partnership for at least 20 years, the possibility of future grant opportunities would be out of the question.

Mr. Hiscox then explained “Plan C”, which would be to do as much work as possible with current resources, thereby leaving open the opportunity to apply for future transformational grant programs. He stated that, because the conversation of what to do with Tindall had spanned almost a decade, he felt an obligation to the Tindall residents who had been so patient for so long. Although very few of the same residents remain at Tindall, he stated that those who have lived at Tindall for 10 years or more would be given an option to transfer to another property or, if possible, a housing choice voucher. At this point, Mr. Hiscox opened the floor for questions. Ms. Evette Jackson, a resident of Murphey Homes, wanted to know if Plan C would involve a major revitalization or minor repairs. Mr. Hiscox responded that it would be somewhere in the middle. He stated that MHA is constantly looking for ways to make public housing on par with the best privately managed apartments, and that same philosophy would apply to Tindall Heights, with or without a HOPE VI. When asked, all those present agreed that Plan C would be the best option for Tindall Heights.

Mr. Aggarwal then redirected attendees to the meeting handout. He noted that other five-year capital fund uses were roof replacement at Bowden, Davis, Bobby Jones/Shakespeare, and scattered sites; improvements at the Family Investment Center; new kitchen appliances at various sites; security improvements such as fencing and security cameras; landscape improvements for all neighborhoods; and development activities. In conclusion, Mr. Aggarwal asked if there were any questions or comments. There were none. Mr. Hiscox asked if there were any changes in the Capital Fund Plan that those present would like to see. There were no responses. He then asked those present for their approval for the Plan presented. By a show of hands, there was unanimous agreement with the Capital Fund Plan as presented.

Next, Mr. Colbert reported that, when Felton Homes reopens after redevelopment, a site-based waiting list will be implemented, which means that applicants wanting to live there would apply directly at the Felton site. He also noted that Authority’s Grievance Policy would be updated in the near future. To that end, he will obtain copies of grievance policies from other PHAs.

Before adjourning, Mr. Hiscox stated that resident input on the Agency Plan would be accepted through October 6, 2010. He invited the resident leaders to join any/all of the remaining meetings to discuss the 2011 Agency Plan: (1) The MHA Board of Commissioners meeting on Thursday, September 9 at 4:00 p.m. in the Central Office Boardroom; (2) Residents and local government representatives will meet on Tuesday, September 28 in the Buck Melton Community Center at 3:00 p.m., immediately followed by (3) a Public Hearing at 4:00 p.m.

Mr. Hiscox concluded the meeting by thanking Advisory Board Members and neighborhood association presidents for their service and their participation at the 2011 Agency Plan meeting. He asked for additional comments or questions. There being none, he thanked all present for attending.

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFP RHF)
 Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Capital Fund Program N/A GA06R00750109		Federal FY of Grant: FFY 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA- WIDE	Mod used for Development	1499.00	L.S..	\$46,156.00	\$46,156.00	\$0.00	\$0.00	To be obligated in 2010 for Barlett Crossing
	GRAND TOTAL			\$46,156.00	\$46,156.00	\$0.00	\$0.00	

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Housing Authority of the City of Macon, Georgia	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Capital Fund Program N/A GA06R00750108	Federal FY of Grant: FFY 2008
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___ Original Annual Statement ___ Reserve for Disasters/ Emergencies ___ Revised Annual Statement (revision no: ___)
 Performance and Evaluation Report for Period Ending: 06/30/2010 ___ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (May not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities (4)	\$44,416.00	\$44,416.00	\$0.00	\$0.00
18 a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$44,416.00	\$44,416.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security- Soft Cost	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security- Hard Cost	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

(1) To be completed for the Performance and Evaluation Report (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement..
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations (4) RHF funds shall be included here.

Signature of Executive Director and Date X _____ Date: _____	Signature of Public Housing Director and Date X _____ Date: _____
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFP RHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Capital Fund Program N/A GA06R00750108		Federal FY of Grant: FFY 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA- WIDE	Mod used for Development	1499.00	L.S..	\$44,416.00	\$44,416.00	\$0.00	\$0.00	To be obligated in 2010 for Barlett Crossing
	GRAND TOTAL			\$44,416.00	\$44,416.00	\$0.00	\$0.00	

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Housing Authority of the City of Macon, Georgia	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Capital Fund Program N/A GA06R00750107	Federal FY of Grant: FFY 2007
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___Original Annual Statement ___Reserve for Disasters/ Emergencies ___Revised Annual Statement (revision no: ___)
_X_Performance and Evaluation Report for Period Ending: 06/30/2010 ___Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (May not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities (4)	\$71,985.00	\$71,985.00	\$0.00	\$0.00
18 a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$71,985.00	\$71,985.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security- Soft Cost	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security- Hard Cost	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

(1) To be completed for the Performance and Evaluation Report (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement..

(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations (4) RHF funds shall be included here.

Signature of Executive Director and Date X _____ Date: _____	Signature of Public Housing Director and Date X _____ Date: _____
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFP RHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Capital Fund Program N/A GA06R00750107		Federal FY of Grant: FFY 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA- WIDE	Mod used for Development	1499.00	L.S..	\$71,985.00	\$71,985.00	\$0.00	\$0.00	To be obligated in 2010 for Barlett Crossing
	GRAND TOTAL			\$71,985.00	\$71,985.00	\$0.00	\$0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFP RHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Macon, Georgia		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Capital Fund Program N/A GA06R00750106		Federal FY of Grant: FFY 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA- WIDE	Mod used for Development	1499.00	L.S..	\$80,229.00	\$80,229.00	\$0.00	\$0.00	To be obligated in 2010 for Barlett Crossing
	GRAND TOTAL			\$80,229.00	\$80,229.00	\$0.00	\$0.00	

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor
and Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0226 (Exp. 4/30/2011)

Part I: Summary			
HA Name Housing Authority of the City of Macon, Georgia	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:60%;"> Grant Type and Number Capital Fund Program Grant No. <u>GA00700000309G</u> Replacement Housing Factor Grant No. _____ Date of CFPP: _____ </td> <td style="width:40%;"> FFY of Grant : CFRC 2009 FFY of Grant Approval: _____ </td> </tr> </table>	Grant Type and Number Capital Fund Program Grant No. <u>GA00700000309G</u> Replacement Housing Factor Grant No. _____ Date of CFPP: _____	FFY of Grant : CFRC 2009 FFY of Grant Approval: _____
Grant Type and Number Capital Fund Program Grant No. <u>GA00700000309G</u> Replacement Housing Factor Grant No. _____ Date of CFPP: _____	FFY of Grant : CFRC 2009 FFY of Grant Approval: _____		

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Program Year Ending 06/30/2010
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds	\$5,186,538.00	\$5,186,538.00		
2	1406 Operations (May not exceed 20% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (May not exceed 10% of line 20)	\$451,908.00	\$441,908.00	\$173,550.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$912,538.00	\$551,450.00	\$551,450.00	\$414,331.53
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$1,196,600.00	\$1,010,160.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$5,764,592.00	\$6,254,164.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$93,589.00	\$151,545.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$160,000.00	\$170,000.00	\$0.00	\$0.00
17	1499 Development Activities (4)	\$0.00	\$0.00	\$0.00	\$0.00
18 a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$8,579,227.00	\$8,579,227.00	\$725,000.00	\$414,331.53
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$85,000.00	\$85,000.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security- Soft Cost	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security- Hard Cost	\$139,772.00	\$139,772.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$568,504.00	\$568,504.00	\$0.00	\$0.00

(1) To be completed for the Performance and Evaluation Report
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement..
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
 (4) RHF funds shall be included here.

Signature of Executive Director and Date X _____ Date: _____	Signature of Public Housing Director and Date X _____ Date: _____
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Annual Statement / Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor
 and Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0226 (Exp. 4/30/2011)

Part II: Supporting Pages								
HA Name Housing Authority of the City of Macon, Georgia			Grant Type and Number Capital Fund Program Grant No. <u>GA00700000309G</u> Replacement Housing Factor Grant No. _____ CFFP (Yes/No): _____				FFY of Grant : FFY 2009	
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of work
				Original	Revised (2)	Funds Obligated (1)	Funds Expended (1)	
	SOFT COSTS							
GA007000003	Administration Costs	1410.00	LS	\$451,908.00	\$441,908.00	\$173,550.00		
GA007000003	Architects & Engineering Fees	1430.00	LS	\$100,000.00	\$367,319.00	\$367,319.00	\$367,319.00	
GA007000003	Other Development Soft Cost	1430.00	LS	\$812,538.00	\$184,131.00	\$184,131.00	\$47,012.53	
	PHYSICAL IMPROVEMENTS COSTS							
GA007000003 Felton Homes Substantial Rehabilitation	Site Improvements/ Landscaping	1450.00	LS	\$616,758.00	\$430,318.00	\$0.00	\$0.00	
	Site Handicap Accessibility	1450.00	LS	\$85,000.00	\$85,000.00	\$0.00	\$0.00	
	Concrete Side Walks	1450.00	LS	\$205,070.00	\$205,070.00	\$0.00	\$0.00	
	Storm Drainage	1450.00	LS	\$150,000.00	\$150,000.00	\$0.00	\$0.00	
	Install WI Fencing/Gate	1450.00	LS	\$139,772.00	\$139,772.00	\$0.00	\$0.00	
	Demolition	1460.00	LS	\$247,980.00	\$247,980.00	\$0.00	\$0.00	
	Replace Roofs	1460.00	50	\$614,640.00	\$614,640.00	\$0.00	\$0.00	
	Replace Window(Energy Efficient)	1460.00	100	\$60,300.00	\$60,300.00	\$0.00	\$0.00	
	Replace Exterior Doors (Energy Efficient)	1460.00	100	\$271,690.00	\$271,690.00	\$0.00	\$0.00	
	Upgrade Exterior of Buildings	1460.00	50	\$750,760.00	\$750,760.00	\$0.00	\$0.00	
	Energy Conservation Measures: Exterior wall insulation, Sealants/ Caulking, Ceiling Insulation, EIFS, Etc.	1460.00	100	\$418,504.00	\$418,504.00	\$0.00	\$0.00	
	Interior reconfiguration w/ Handicap Accessible units	1460.00	100	\$321,452.00	\$321,452.00	\$0.00	\$0.00	
	Replace Kitchen Cabinets	1460.00	100	\$153,170.00	\$153,170.00	\$0.00	\$0.00	
	Specialties	1460.00	100	\$70,000.00	\$70,000.00	\$0.00	\$0.00	
	Interior Painting/ wall coverings	1460.00	100	\$90,615.00	\$90,615.00	\$0.00	\$0.00	
	Replace Interior doors	1460.00	100	\$127,260.00	\$127,260.00	\$0.00	\$0.00	
	Laminate Wood Flooring	1460.00	100	\$161,888.00	\$161,888.00	\$0.00	\$0.00	
	Install window shades	1460.00	100	\$39,385.00	\$39,385.00	\$0.00	\$0.00	
	Heating/ Air-conditioning Upgrade	1460.00	100	\$406,230.00	\$406,230.00	\$0.00	\$0.00	
	Replace Hot water Heaters	1460.00	100	\$136,500.00	\$136,500.00	\$0.00	\$0.00	
	Plumbing System Upgrades	1460.00	100	\$552,960.00	\$552,960.00	\$0.00	\$0.00	
	Electrical Upgrades	1460.00	100	\$1,242,988.00	\$1,732,560.00	\$0.00	\$0.00	
	Building Relocation	1460.00	2	\$98,270.00	\$98,270.00	\$0.00	\$0.00	
	Replace Appliances (Energy Star)	1465.10	100	\$93,589.00	\$151,545.00	\$0.00	\$0.00	
	Relocation Costs	1495.10	100	\$160,000.00	\$170,000.00	\$0.00	\$0.00	
	TOTAL			\$8,579,227.00	\$8,579,227.00	\$725,000.00	\$414,331.53	

**Annual Statement / Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor
 and Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB Approval No. 2577-0226 (Exp. 4/30/2011)

Part III: Implementation Schedule for Capital Fund Financing Program					
HA Name Housing Authority of the City of Macon, Georgia				FFY of Grant : FFY 2009	
Development Number / Name PHA - Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (1)
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
<u>Felton Homes Transformation</u>					
<u>SOFT COSTS</u>	9/30/2010		9/30/2012		
Administration Costs	9/30/2010		9/30/2012		
Architects & Engineering Fees	9/30/2010		9/30/2012		
<u>PHYSICAL IMPROVEMENTS COSTS</u>	9/30/2010		9/30/2012		
Site Improvements/ Landscaping	9/30/2010		9/30/2012		
Resurface Parking/ Roads	9/30/2010		9/30/2012		
Site Handicap Accessibility	9/30/2010		9/30/2012		
Concrete Side Walks	9/30/2010		9/30/2012		
Storm Drainage	9/30/2010		9/30/2012		
Exterior Signage/ Entrance way	9/30/2010		9/30/2012		
Install WI Fencing/Gate	9/30/2010		9/30/2012		
Replace Roofs	9/30/2010		9/30/2012		
Upgrade Exterior of Buildings, Windows, Exterior Doors w/ energy efficient systems	9/30/2010		9/30/2012		
Energy Conservation Measures: Exterior wall insulation, Sealants/ Caulking, Ceiling Insulation, EIFS, Etc.	9/30/2010		9/30/2012		
Interior reconfiguration w/ Handicap Accessible units	9/30/2010		9/30/2012		
Replace Kitchen Cabinets	9/30/2010		9/30/2012		
Upgrade Bathrooms and replace plumbing fixtures	9/30/2010		9/30/2012		
Interior Painting/ wall coverings	9/30/2010		9/30/2012		
Replace Interior doors	9/30/2010		9/30/2012		
Replace Vinyl Flooring	9/30/2010		9/30/2012		
Install window shades	9/30/2010		9/30/2012		
Heating/ Air-conditioning Upgrade	9/30/2010		9/30/2012		
Replace Hot water Heaters	9/30/2010		9/30/2012		
Plumbing Upgrades	9/30/2010		9/30/2012		
Electrical Upgrades	9/30/2010		9/30/2012		
Replace Appliances	9/30/2010		9/30/2012		
Relocation Costs	9/30/2010		9/30/2012		